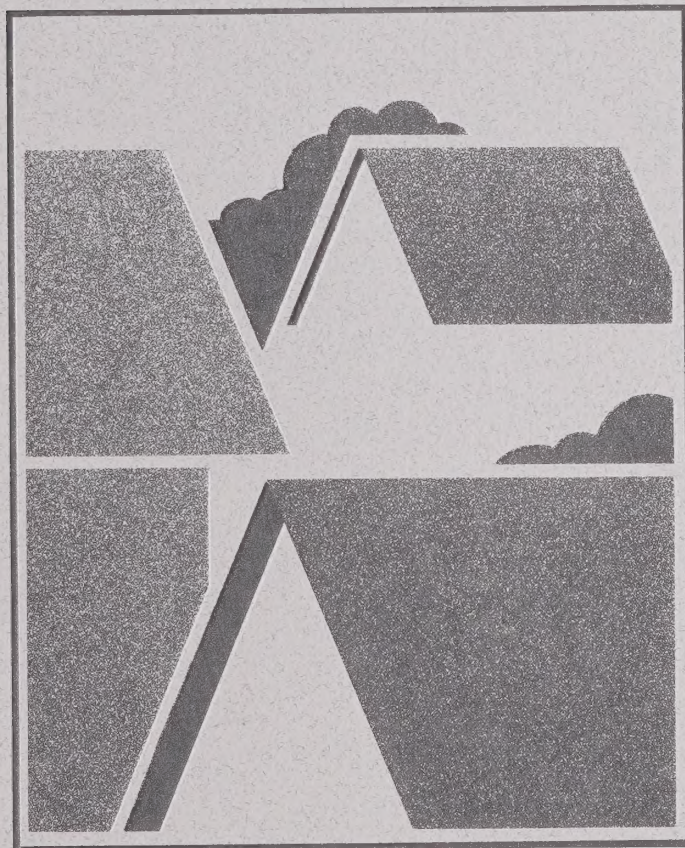


90 02814

CB6
Jan 1984



HOUSING ELEMENT



INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

JAN 7 1991

UNIVERSITY OF CALIFORNIA

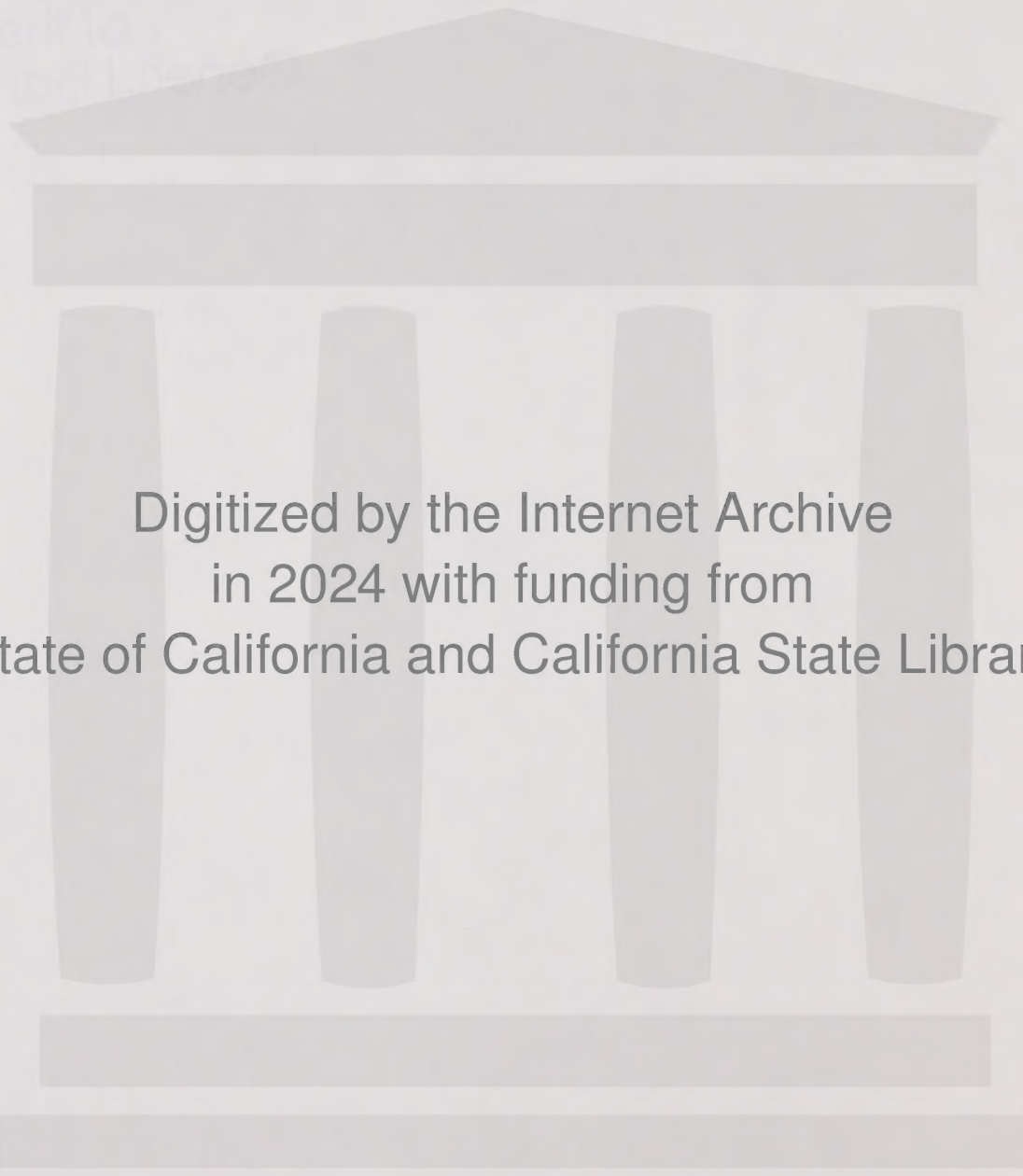
1989

CARSON
GENERAL PLAN

CITY OF CARSON

Housing Element of the General Plan

June 1989



Digitized by the Internet Archive
in 2024 with funding from
State of California and California State Library

<https://archive.org/details/C124903373>

TABLE OF CONTENTS

SECTION	PAGE
I.	
INTRODUCTION	
INTRODUCTION	I-1
Background	I-1
Purpose of the Element	I-1
Authorization	I-3
Status of the Current Housing Element	I-4
Relationship to Other Elements	I-4
Citizen Participation	I-6
II.	
HOUSING NEEDS ASSESSMENT	
HOUSING NEEDS ASSESSMENT	II-1
HOUSING STOCK CONDITION	II-2
Introduction	II-2
Assessment	II-2
EXISTING HOUSING NEEDS FOR ALL INCOME LEVELS	II-8
Housing Assistance Needs	II-8
Special Housing Needs	II-9
PROJECTED HOUSING NEEDS	II-18
Introduction	II-18
Population and Employment Trends Analysis	II-18
Share of Regional Housing Need	II-22
III.	
RESOURCES AND CONSTRAINTS ANALYSIS	
INTRODUCTION	III-1
INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT	III-1
Land Use Criteria -- State Attorney General's Opinion	III-2
Land Inventory	III-4
Availability of Services and Facilities	III-5
GOVERNMENTAL CONSTRAINTS	III-6
Land Use Controls	III-6
Codes and Enforcement	III-9
Processing Time	III-10
Fees	III-11
Site Improvements	III-14
REDEVELOPMENT REVIEW	III-15

TABLE OF CONTENTS

SECTION	PAGE
---------	------

III. RESOURCES AND CONSTRAINTS ANALYSIS (CONT.)

NONGOVERNMENTAL CONSTRAINTS	III-18
Financing Cost Trends	III-18
Land Prices	III-19
Construction Costs	III-20
Housing Sales	III-21

IV. PROGRESS REPORT

INTRODUCTION	IV-1
ELEMENT EFFECTIVENESS/RESULTS	IV-1
COMMUNITY DEVELOPMENT BLOCK GRANT REVIEW	IV-7

V. GOALS AND POLICIES

INTRODUCTION	V-1
STATEWIDE GOALS	V-1
Statewide Goal 1	V-1
Statewide Goal 2	V-1
Statewide Goal 3	V-1
Statewide Goal 4	V-1
Statewide Goal 5	V-1
GOALS AND POLICIES	V-2
Goal No. 1	V-2
Goal No. 2	V-2
Goal No. 3	V-3
Goal No. 4	V-3
Goal No. 5	V-3

VI. HOUSING PROGRAM

FIVE-YEAR HOUSING PROGRAM	VI-1
PLANNED OBJECTIVE IN HOUSING UNITS	VI-8
SUMMARY OF QUANTITATIVE OBJECTIVES	VI-9

TABLE OF CONTENTS

SECTION	PAGE
---------	------

VII. INTERNAL CONSISTENCY

INTRODUCTION	VII-1
Land Use Element	VII-1
Open Space Element	VII-2
Public Services and Facilities Element	VII-2
Recreation Element	VII-2
Circulation Element	VII-3
Safety Element	VII-3
Seismic Safety Element	VII-3
Noise Element	VII-3
Historic Preservation Element	VII-4
Fine Arts Element	VII-4
Conservation Element	VII-4
Scenic Highway Element	VII-4
Parkway Element	VII-4

VIII. TECHNICAL APPENDICES

A. Summary Tape File (STF-4)	VIII-1
B. Selected Population and Housing Characteristics	VIII-19

LIST OF TABLES

TABLE	PAGE
1. Composition of the Housing Stock: January 1988	II-2
2. Changes in the Housing Supply: 1980 to 1988	II-2
3. Owner/Renter Ratios by Housing Type	II-3
4. Existing Housing Need by Income and Tenure: 1987	II-9
5. Status of Female Persons: 1980	II-13
6. Household Size: 1980	II-14
7. Population Trends: 1980 to 1988	II-19
8. Largest Employers in Carson	II-21
9. Regional Housing Needs Assessment: January 1988 to July 1994	II-25
9A. Regional Housing Needs Assessment Distribution: January 1988 to July 1994	II-26
10. Distribution of Land Uses by Category and Acreage	III-4
10A. Residential Vacant and Underutilized Land Inventory	III-5
11. General Plan Residential Land Use Designations	III-6
12. Zoning Ordinance Residential Zoning Classifications	III-7
13. Conditional Use Permit/Variance/Site Plan Processing Time	III-10
14. General Plan Amendment/Zone Change Processing Time	III-11
15. Subdivision and Building Fees	III-12
16. Planning and Zoning Fee Schedule	III-13
17. Comparison of Surrounding Cities Planning and Zoning Fees	III-14
18. Monthly Payments for Various Mortgage Amounts and Interest Rates (30-Year, Fixed)	III-19
19. Affordable Housing Sales Prices	III-22
19A. Los Angeles County Income Limits Applicable to the City of Carson	III-22
20. Mobile Home Park Survey Number of Spaces in the Park	III-23
21. Mobile Home Park Survey Number of Senior Households	III-24
22. Mobile Home Park Survey Average Rent (as of May 10, 1989) for Space	III-24
23. 1984-1989 Housing Program	IV-2
24. Community Development Block Grant Summary	IV-8
25. 1989 to 1994 Housing Program	VI-2
26. Planned Residential Housing Units for the January 1, 1988 through June 30, 1994 Time Period	VI-8

LIST OF CHARTS

<u>CHART</u>	<u>PAGE</u>
1. Composition of the Housing Stock : January 1988.....	II-3
2. Tenure by Housing Type: 1980.....	II-4
3. Housing Condition and Improvement Survey Factors.....	II-5
4. Household Size: 1980.....	II-16
5. Distribution of Large Households.....	II-16
6. Regional Housing Needs Assessment: January 1988 to July 1994.....	II-25

LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>PAGE</u>
1. Regional Location Map.....	I-5
2. Neighborhood Boundaries Map.....	II-7
3. Redevelopment Project Areas Map.....	III-16
4. Mobile Home Parks Map.....	III-25

HISTORY OF THE HOUSING ELEMENT

Planning Commission and City Council Actions

On December 6, 1971, the City Council approved the original Housing Element for the City of Carson with the adoption of Resolution No. 71-181.

On October 27, 1981, the Planning Commission recommended certain amendments to the General Plan (Phase II), to the City Council, as set forth in Resolution Nos. 81-596 through 81-613. The Housing Element was included in these amendments. On December 11, 1981, the City Council amended the Housing Element with the adoption of Resolution No. 81-253.

The Planning Commission, at its October 9, 1984 meeting, with the adoption of Resolution No. 84-790, recommended to the City Council that the Housing Element be amended. The City Council, at its December 3, 1984 meeting amended the Housing Element with the adoption of Resolution No. 84-187.

On May 30, 1989, the Planning Commission recommended to the City Council certain amendments to the Housing Element, as set forth in Resolution No. 89-1236. On June 20, 1989, the City Council considered these proposed amendments, and also considered certain responses to comments from the State Housing and Community Development Department. At the June 20, 1989 meeting, the City Council amended the Housing Element with the adoption of Resolution No. 89-065.

I. INTRODUCTION

INTRODUCTION

Background

A housing element is a component of a city's general plan. In 1967 a housing element became the third mandated component of a general plan. During the ensuing 15 years numerous revisions were made to the required contents of community housing elements. In 1981, Article 10.6 of the Government Code was enacted and now describes the content requirements of local housing elements. This legislation, commonly referred to as the Roos Bill, requires that a local housing element include an assessment of housing needs; an inventory of resources and constraints; a statement of goals, policies and objectives; and a five-year housing program.

The Housing Element is one of seven required elements which are included in the Carson General Plan. The Housing Element, in complying with the letter and spirit of Article 10.6, must respond to the four major issues which are listed below:

1. What are Carson's housing needs?
2. What can the City realistically do about meeting these needs?
3. What are the housing goals and policies of the City?
4. What specific actions can the City take to meet housing needs?

Purpose of the Element

The purpose of the Housing Element is to identify local housing problems and needs and to identify measures necessary to mitigate and alleviate these needs and problems for all economic segments of the community. Another key purpose of the Housing Element is to contribute to meeting the State housing goal as stated below:

"The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." (Section 65581).

General, statewide purposes of local housing elements are influenced by the legislative policy and intent of Article 10.6. Section 65581 contains the following declarations which

describe the legislature's intent in enacting the most recent revisions to the housing element law:

"(a) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward the attainment of the state housing goal."

"(b) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs."

"(c) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community."

"(d) The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs."

The Housing Element is organized to present information according to the four principal topics listed below:

1. Housing Needs Assessment
2. Inventory of Resources and Constraints
3. Statement of Goals, Objectives and Policies
4. Five-Year Housing Plan

The first component is the assessment of housing needs which includes an analysis of the following factors:

1. Condition of the existing housing stock
2. Housing costs in relation to ability to pay
3. Housing needs of special groups
4. Population and employment trends and projections
5. Share of regional housing needs

The second component is the inventory of resources and constraints which includes an assessment of the factors listed on the following page.

1. Land supply: residential acreage; availability of suitable residential sites
2. Availability and capacity of local public services and facilities
3. Residential land use and zoning controls
4. Building codes and enforcement
5. Site improvement requirements
6. Fees and other exactions required of residential developments
7. Local processing and permit procedures
8. Utilization of State and Federal housing programs
9. Land costs
10. Construction costs
11. Availability of financing

The third and fourth major components of a local housing element are described below:

1. "A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement and development of housing." (Section 65583 (a)) (emphasis added)
2. "A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of housing element through the administration of land use controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state subsidy programs." (Section 65583 (a)) (emphasis added)

Authorization

As noted earlier, housing elements were mandated by legislation enacted about two decades ago in 1967. In 1977, "Housing Element Guidelines" were published by the State Department of Housing and Community Development (D/HCD). The "guidelines" spelled out not only the detailed content requirements of housing elements but also gave the D/HCD a "review and approval" function over this element of the General Plan. In 1981, the Roos Bill was passed, thereby enacting Article 10.6 of the Government Code. This bill, in effect, placed the guidelines into statutory language and changed the D/HCD's role from "review and approval" to one of "review and comment" on local housing elements.

The legislation also requires an update of the housing element every five years. Thus, after adoption by the Carson City Council, another revised element is mandated by 1994. By that time, much of the data and statistics from the 1990 Federal Census of Population and Housing should be available for the required update. The 1994 Carson Housing Element also will need to address the progress made on achieving the goals and objectives stated in this Housing Element.

Status of the Current Housing Element

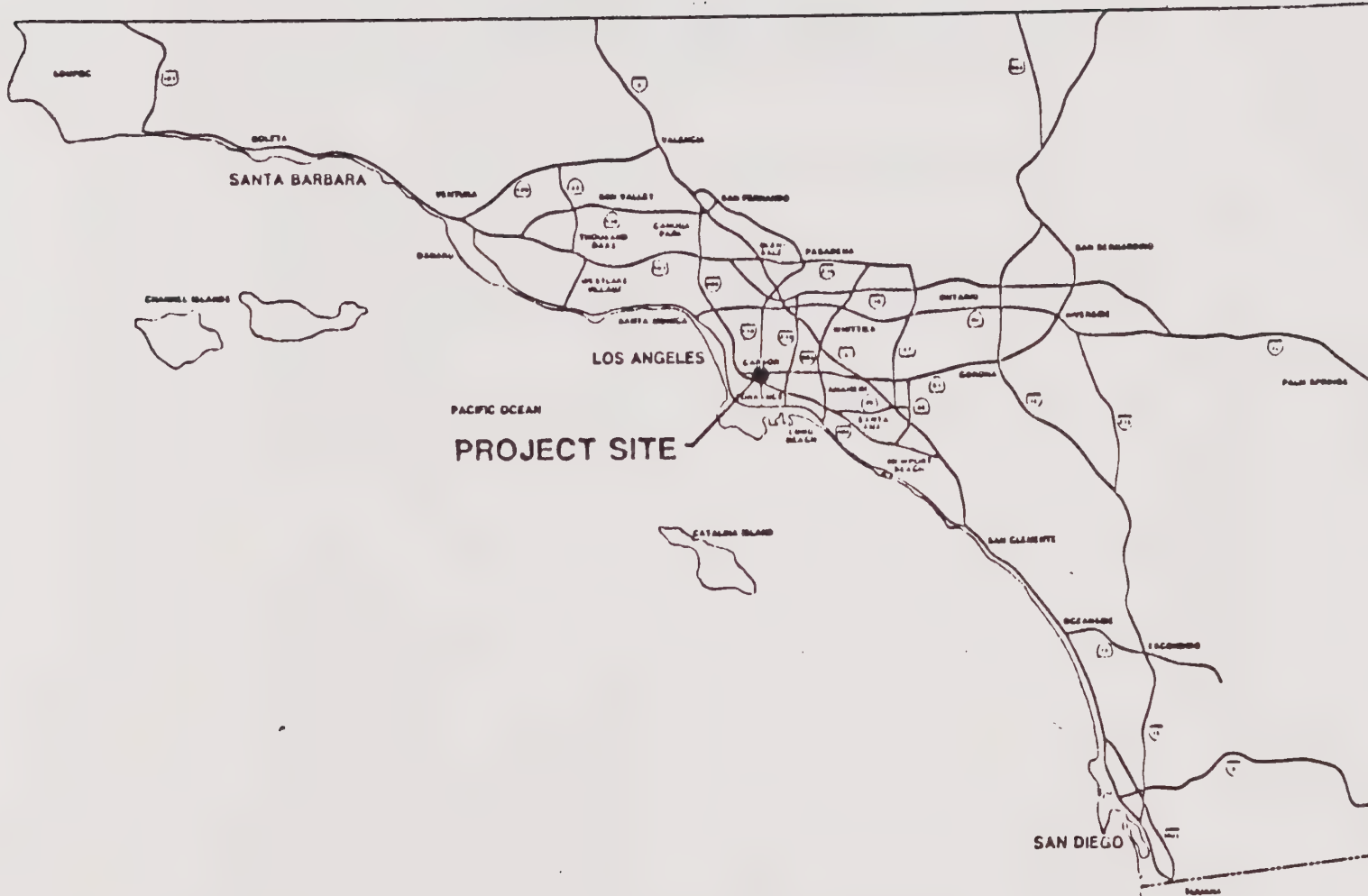
On December 6, 1971, the City Council approved the original Housing Element for the City of Carson with the adoption of Resolution No. 71-181. On October 27, 1981, the Planning Commission recommended certain amendments to the General Plan (Phase II), to the City Council, as set forth in Resolution Nos. 81-596 through 81-613. The Housing Element was included in these amendments. On December 11, 1981, the City Council amended the Housing Element with the adoption of Resolution No. 81-253.

The Planning Commission, at its October 9, 1984 meeting, with the adoption of Resolution No. 84-790, recommended to the City Council that the Housing Element be amended. The City Council, at its December 3, 1984 meeting amended the Housing Element with the adoption of Resolution No. 84-187.

Relationship to Other Elements

The Housing Element is consistent with all of the other General Plan elements and is particularly related to the Land Use Element. Stated briefly below are the major aspects of interrelationship between the Land Use and Housing Elements:

- Residential land use densities.
- Suitability of land for various housing types, densities and products.
- Amount of land allocated to residential land use.
- Goals and policies affecting housing and residential land characteristics.
- Preservation of existing neighborhoods and prevention of intrusion of multi-family developments into single-family neighborhoods.



Regional Location CARSON HOUSING ELEMENT

Citizen Participation

State law encourages citizen participation in the housing element planning process. The Carson Housing Element involved the following public participation components:

1. Joint workshop of the Planning Commission and Citywide Advisory Committee to review and comment on the Draft Housing Element. The CAC is a 15-member advisory group representative of the residents, businesses and employees of Carson. The joint workshop resulted in revisions and modifications to the Draft report.
2. Public hearing on the Draft Housing Element before the Planning Commission.
3. Study Session by the City Council to discuss the Housing Element as recommended by the Planning Commission and to review comments of the State Department of Housing and Community Development.
4. Public hearing before the City Council to adopt the Housing Element.

II. HOUSING NEEDS ASSESSMENT

HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment encompasses the following factors:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need. (Section 65583 (a) (1) of the Government Code) (emphasis added).
- Analysis and documentation of household characteristics including level of payment compared to ability-to-pay, housing characteristics, including overcrowding, and housing stock condition. (Section 65583 (a) (2)) (emphasis added).
- Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farm workers, and families with female heads of household, and families and persons in need of emergency shelter. (Section 65583 (a) (6)) (emphasis added).
- Analysis of opportunities for energy conservation with respect to residential development. (Section 65583 (a) (7)) (emphasis added).

With the foregoing in mind, the needs assessment is presented under the following four subject headings:

1. Housing Stock Condition
2. Existing Housing Needs for All Income Levels
 - Ability to pay
 - Overcrowding
 - Special housing needs
3. Projected Housing Needs for All Income Levels
 - Population trends
 - Employment trends
 - Share of regional need
4. Energy Conservation in New Development

HOUSING STOCK CONDITION

Introduction

There are differences between housing stock condition and housing improvement needs. The term "condition" refers to the physical quality of the housing stock; the quality of individual housing units or structures may be defined as either sound, deteriorating or dilapidated. Housing improvements, on the other hand, refer to the nature of the "remedial" actions necessary to correct defects in the housing condition such as demolition, minor repairs, major repairs and rehabilitation.

Assessment

As of January 1988, Carson had a housing stock comprised of 24,098 dwelling units and a population of 88,700. Most of Carson's housing units are single-family dwellings; the complete breakdown is listed below and is illustrated in Chart H-1.

TABLE 1: COMPOSITION OF THE HOUSING STOCK: JANUARY 1988

<u>Type</u>	<u>Number</u>	<u>Percent</u>
Single-Family	18,612	77.2%
2 - 4	945	3.9%
5+	2,331	9.7%
Mobile Home	2,210	9.2%
Total Units:	24,098	100.0%

Source: State Department of Finance, Housing Unit Estimates, January 1, 1988.
Table construction by Castañeda & Associates.

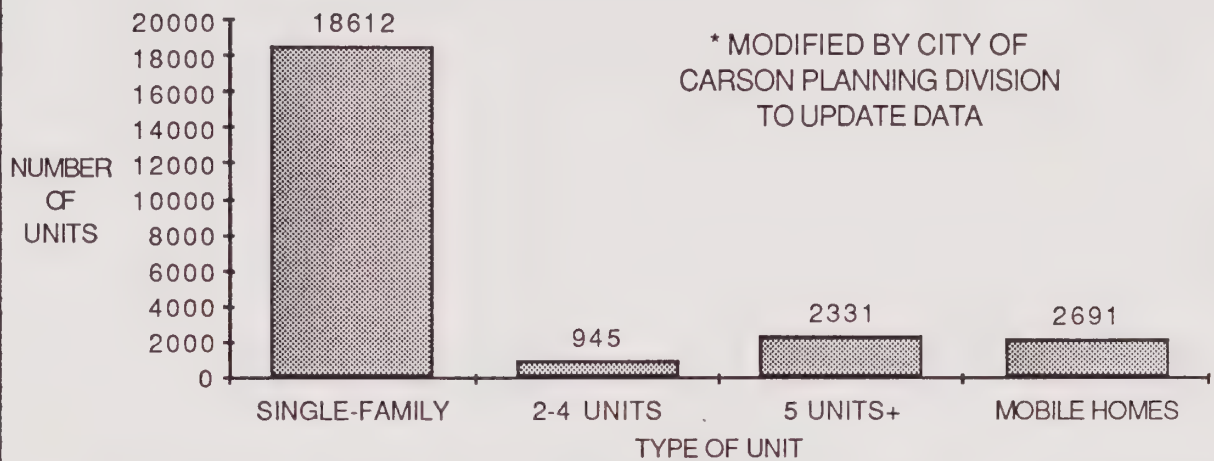
In 1980, the City's housing inventory included 23,250 dwelling units. Between April 1980 and January 1988, the stock has increased by 839 dwellings. Most of the net gain was in multi-family dwellings, as noted below:

TABLE 2: CHANGES IN THE HOUSING SUPPLY: 1980 - 1988

<u>Type</u>	<u>Number</u>	<u>Percent</u>
Single-Family	207	21.4%
2 - 4	120	12.4%
5+	639	66.2%
Mobile Homes	-127	-----
Total Units:	839	100.0%

Source: 1980 Federal Census of Population and State Department of Finance.
Table construction by Castañeda & Associates.

CHART H-1
CITY OF CARSON
COMPOSITION OF THE HOUSING STOCK-JANUARY 1988

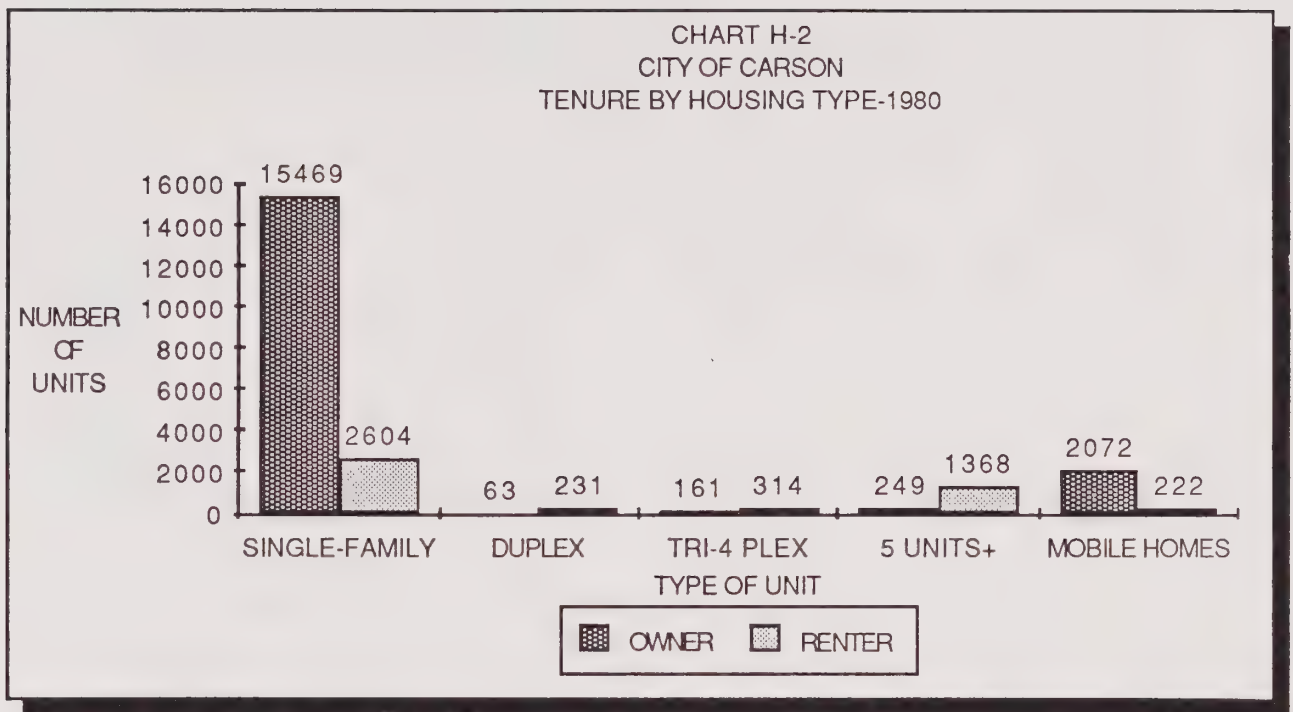


The vast majority of the housing supply is owner-occupied; 20.8% of the stock in 1980 was renter-occupied. A high percentage of owner-occupied housing typically is correlated with the maintenance of housing quality. Tenure data by housing type are shown in Chart H-2 on the following page. Listed below is the tenure by housing type expressed in percentage terms:

TABLE 3
CITY OF CARSON: OWNER/RENTER RATIOS BY HOUSING TYPE

Type	# Owner	% Owner	# Renter	% Renter	Total
1 Unit	15,469	85.6%	2,604	14.4%	18,073
Duplex	63	21.4%	231	78.6%	294
Tri-Plex 4-Plex	161	33.9%	314	66.1%	475
5+ Units	249	15.4%	1,368	84.6%	1,617
Mobile Homes	2,072	90.3%	222	9.7%	2,294
Total:	18,014	79.2%	4,739	20.8%	22,753

Source: 1980 Federal Census of Population.
Table construction by Castañeda & Associates.



Housing Assistance Plan (HAP)

According to Carson's Housing Assistance Plan (October 1988), there are an estimated 2,600 substandard housing units. About 1,500 housing units are suitable for rehabilitation and the balance of 1,100 dwellings are considered not suitable for rehabilitation. The Housing Assistance Plan includes the following definitions:

- *Substandard:* Any unit which does not meet or exceed the Section 8 Existing Housing Quality standards or local building codes, whichever are stricter, are considered to be substandard.
- *Suitable for Rehabilitation:* Any substandard unit which can be rehabilitated to a standard condition at a cost which does not exceed the cost of building a new replacement structure.

Citywide Survey of Housing Conditions

As part of the City's efforts to compile a land use data base, in anticipation of the 1990 Federal Census, the condition of housing was assessed by an exterior survey of quality, condition and improvement action. Chart H-3 on the following page lists the type of information compiled by the survey.

**CHART H-3
CITY OF CARSON
HOUSING CONDITION AND IMPROVEMENT SURVEY FACTORS**

Housing Type

1. None Required
2. Duplex
3. Moderate-multiple minor
4. Four-plex
5. Five-plex
6. Multi-Family Apartments
7. Multi-Family Condominiums
8. Mobile Homes
9. Other (e.g., motel, residential hotel, etc.)

Units in Structure (Actual number within the structure or complex)

Improvement Action

1. None Required
2. Minor repairs-paint or fix up
3. Moderate rehabilitation-multiple minor fix-up items
4. Moderate rehabilitation-new roof needed
5. Moderate rehabilitation-new roof needed plus one other minor repair
6. Major rehabilitation-several minor and moderate level repairs necessary
7. Replacement-major structural defects and/or inadequate original construction

Housing Condition Rating

Excellent = no improvement required (1)

Sound = minor (2); moderate (3); moderate (4); moderate (5)

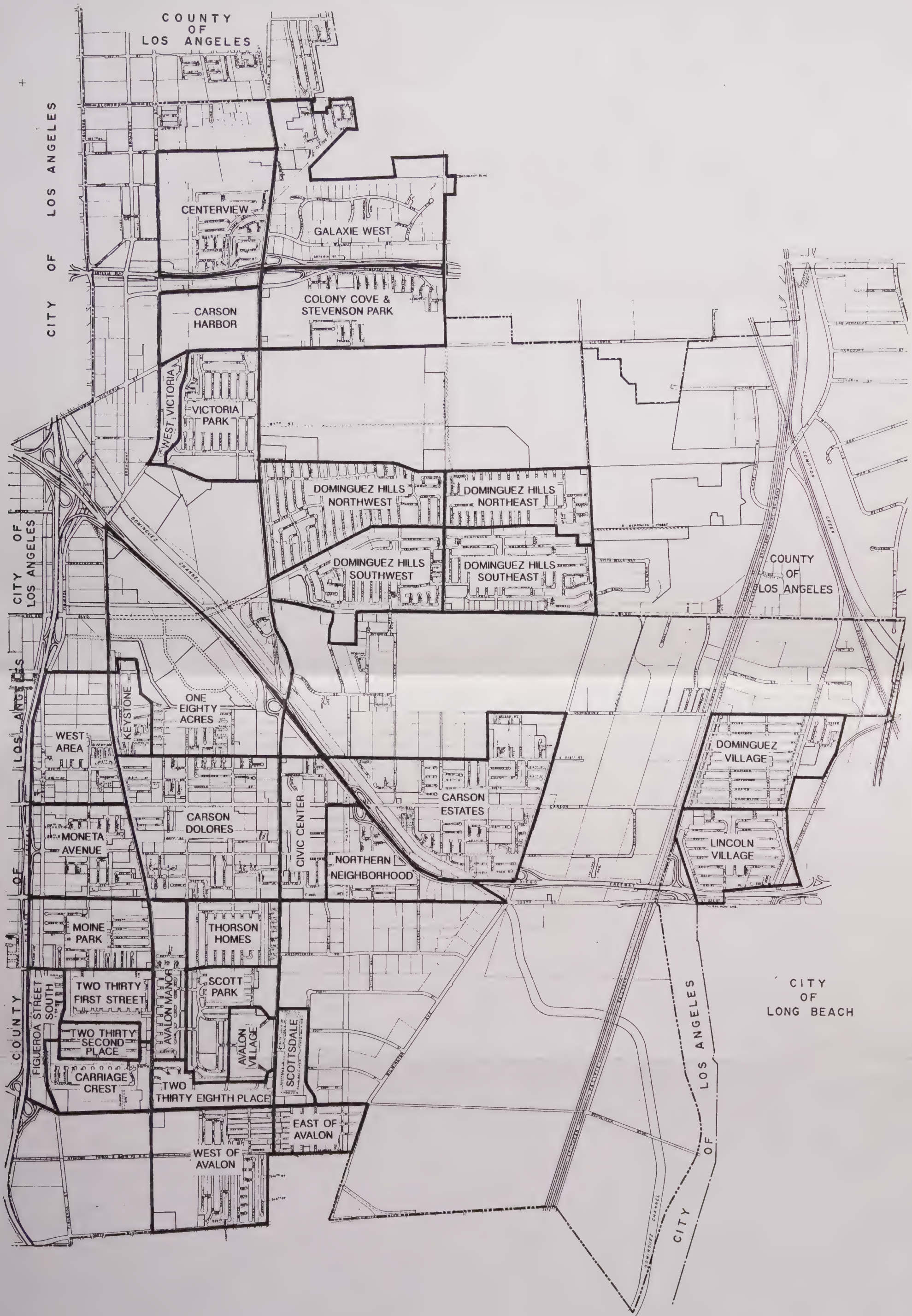
Deteriorating = major (6)

Dilapidated = replacement (7)

The Housing Condition Survey was completed in 33 neighborhoods of the City of Carson. The boundaries of each neighborhood are delineated in Exhibit 2.

Castañeda & Associates conducted the Housing Condition Survey at two levels: general reconnaissance and lot-by-lot. In areas, as determined by the City, that were deemed to have potentially some substandard housing, a lot-by-lot survey was conducted. The information in list form below expresses the findings to date for the areas surveyed lot-by-lot. Upon completion of the survey, the percentage breakdown will most likely be very close to the one provided below:

<u>Improved Action Required</u>	<u>Percentage Distribution</u>
None required	51.2%
Minor repairs - paint or fix-up	25.3%
Moderate rehabilitation - multiple minor fix-up items	3.7%
Moderate rehabilitation - new roof needed	7.8%
Moderate rehabilitation - new roof needed plus one other minor repair	9.6%
Major rehabilitation - several minor and moderate level repairs necessary	<u>2.4%</u>
	100.0%



Neighborhood Boundaries
CARSON HOUSING ELEMENT

EXISTING HOUSING NEEDS FOR ALL INCOME LEVELS

The housing needs of resident Carson households are presented in two ways:

- Housing assistance needs
- Special housing needs

An assessment of housing assistance needs includes the following:

Analysis and documentation of household characteristics, including level of payment compared to ability to pay . . . (Section 65583 (a) (2)) (emphasis added)

. . . a quantification of the locality's existing and projected housing needs for all income levels. (Section 65583 (a) (1)) (emphasis added)

Under present law, a housing element also must include an analysis of special housing needs. These needs refer to households having atypical characteristics -- the handicapped, elderly, large families, farm workers, female heads of households, and families and persons in need of emergency shelter. Overcrowded households fall within the intent of the special housing needs analysis and must be included in the needs assessment.

Housing Assistance Needs

California housing law requires regional planning agencies to identify "existing" and "future" housing needs every five years. The Southern California Association of Governments is the regional planning agency responsible for generating the existing and future needs numbers for the cities in the six county area of Ventura, Los Angeles, San Bernardino, Riverside, Orange, and Imperial Counties. In 1983, the need figures were contained in a report known as the Regional Housing Allocation Model (RHAM); now, in 1988, the same planning tool has been re-named to Regional Housing Needs Assessment (RHNA).

In the 1988 Regional Housing Needs Assessment, existing need is defined as the number of resident lower income households paying 30% or more of their income for housing. Previously, the same definition had been used in the 1983 Regional Housing Allocation Model. The 1980 Federal Census was the primary data source for both the 1983 RHAM and 1988 RHNA.

According to the RHNA, there are 2,713 resident lower income households paying 30% or more of their income on housing costs. This number equals 11.4% of Carson's total resident households. The income and tenure distribution of these 2,713 lower income households is listed in Table 4.

TABLE 4
CITY OF CARSON: EXISTING HOUSING NEED
BY INCOME AND TENURE: 1987

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Very Low Income (0-50% of median income)	710	938	1,648
Low Income (50% -80% of median income)	556	509	1,065
Total:	1,266	1,447	2,713

Source: Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California , Table 1: Existing Need, June 1988.

Special Housing Needs

The State Department of Housing and Community Development has explained how special housing needs differ from other housing needs in the following terms:

"Special housing needs are those associated with relatively unusual occupational or demographic groups, such as farmworkers or large families, or those which call for unusual program responses, such as preservation of residential hotels or the development of four-bedroom apartments." *

* State Department of Housing and Community Development, "Housing Element Questions and Answers," (March 1984).

1. Handicapped Households

Households with one or more members who have physical handicaps sometimes require special design features in the housing they occupy. Some, but certainly not all, handicapped households also have housing assistance needs. The focus of handicapped households as a special need segment is primarily on their number and economic situation.

The needs and problems of the disabled and handicapped population have been described as follows:

"The major housing problems of disabled people are the lack of affordable accommodations and inadequate accessibility to newly built or existing housing. These basic problems are caused by a variety of factors: a) subtle, or not so subtle, discrimination; b) lack of understanding and sensitivity to the needs of the disabled; c) lack of financial resources and incentives available to those who want to make their buildings accessible and; d) lack of knowledge as to how accessibility can be improved.

General solutions include: a) public recognition and commitment to correcting the problems; b) education of and dissemination of information to the public and building owners; c) modifications to existing codes and regulations; d) enforcement of existing laws and regulations; and e) increased financial assistance for housing programs." *

The City's HAP (October 1988) states the following with regard to this special needs group:

"Handicapped households need housing units with access ramps, wider doorways, assist bars in the bathrooms, lower cabinets and elevators (in two or more story buildings.)"

With regard to this special needs group, the Housing Assistance Plan states the following:

"Single individuals with dependent children need housing which is both affordable and located close to day care centers and schools. A higher than normal percentage of these households are low and moderate income. Also, a higher than normal percentage of these households are paying more than 30% of their incomes for rent."

* The Center for Independent Living Inc., Berkeley and the Northern Section, Cal Chapter of the American Planning Association, A Guidebook on the General Plan and Disabled, June 1981.

Several local organizations were contacted for purposes of gathering additional data on the disabled/handicapped population. These organizations included the Rehabilitation Institute of Southern California, California State Rehabilitation Department and Independent Living Center Programs. From these sources it is estimated that 10% of the City's population aged 16-64 has a handicapped condition which include physical, mental and other disabilities. Some handicapped conditions result in a need for accessible housing. Assuming the 10% prevalence rate is correct, these would be an estimated 8,870 persons with a handicapped condition. Information from the 1989 Census may confirm whether this figure is correct.

With respect to handicapped households, the 1980 Census contains data on persons who have physical disabilities that are work and/or public transportation related. According to the 1980 Census, there were 4,591 persons in Carson with a work disability, which was defined as a physical condition that impeded a person's ability to work. Of this total, 52.4% of the persons with a work disability were prevented from working.

Between the April 1980 Census and January 1988, the population of Carson grew by 9.2%. This percentage growth rate was applied to the number of persons in 1980 with a work disability to establish a current estimate of the handicapped population. Thus, the current estimate of handicapped persons is 5,013 and 2,627 persons with a work disability that prevents them from working.

There are no income data reported in the 1980 Census for persons with these physical disabilities. Because of these data gaps, it is not possible to estimate the number of lower income householders with a handicapped condition that are residing in Carson.

2. Elderly Households

Many senior citizens have fixed incomes and experience financial difficulty in coping with rising housing costs. The financial capacity for coping with increased housing costs depends heavily on tenure; that is, the owner or renter status of the elderly households. With infrequent and small increases in income and potentially large increases in housing costs, the senior renter is at a continuing disadvantage compared to the senior owner.

According to the 1980 Census, there were 4,255 persons who were 65 years of age or older which represented 5.2% of Carson's total population. In addition, there were 2,543 persons 60-64 years of age (3.1%). Of the City's total senior population in 1980, 227 were living in homes for the aged.

Assuming Carson's senior population grew at the same rate as the entire population, (9.2%) there would now be an estimated 7,362 persons 60 years of age or more residing in the City. Based on a person per unit factor of 1.7, there are 4,330 households with a senior person as a head of household.

According to the 1980 Census most of Carson's senior households are homeowners and live in uncrowded circumstances. An estimated 82% of all the housing units with a householder or spouse age 60+ lived in owner-occupied units. There were a total of 710 senior households living in renter-occupied housing units. About 5.5% of the senior owner households and 9% of the senior renter households were overcrowded. It is estimated that seniors may comprise about one-fourth of the City's total rental assistance needs.

3. Overcrowded Households

Overcrowding is defined as housing units with 1.01 or more persons per room. In 1980, 3,279 households resided in overcrowded conditions or 14.4% of all the City's households. Overcrowding by tenure differs substantially: 12.5% for owners and 21.8% for renters.

Between 1970 and 1980, the rate of overcrowding declined from 16.2% to 14.4%. The application of this rate of decrease between 1980-88 results in a current overcrowding rate of 13.1%. This overcrowding rate, applied to the present number of households, yields an estimated 3,122 overcrowded households as of January 1988.

4. Farm Workers

Farm workers are one of seven special needs groups referenced in the State law. There were 440 Carson residents employed in the "farming, forestry and fishing" occupations in 1980. This employment category is an indicator of farm workers and farmworker households. The distribution of the 440 workers is as follows:

• Farm Managers	23
• Other Farm Workers	134
• Related Agriculture	264
• Forestry and Logging	7
• Fishing, Hunting and Trapping	<u>12</u>
	440

Agriculture - related workers constituted 1.2% of all employed residents of Carson in 1980. The 1983-88 Regional Housing Allocation Model (RHAM), produced by the Southern California Association of Governments, identified 83 farm worker households residing in Carson. It is assumed that agricultural employment in Carson has not increased during the decade of the 80's; therefore, the current estimate of farm worker households is based on the SCAG 1980-88 RHAM.

5. Female Heads of Household

Demographic, social and economic conditions have combined to generate a demand for independent living quarters by households headed by females. Evidence from the 1980 Census of Population seems to confirm the consequences of this trend. According to federal census data, the City of Carson had 4,807 female head of households or 21.1% of all household heads in 1980. This same percentage applied to the current number of households yields an estimated 5,031 female heads as of January 1988.

The 1980 Census also reported on the status of all female persons 15 years or older, as identified in Table 5.

TABLE 5
CITY OF CARSON: STATUS OF FEMALE PERSONS -- 1980

<u>Type</u>	<u>Number</u>	<u>Percent</u>
Single female	7,967	26.1%
Married female	17,186	56.2%
Divorced/separated	3,334	10.9%
Widowed	<u>2,080</u>	<u>6.8%</u>
Total:	30,567	100.0%

Source: 1980 Federal Census of Population and Housing.
Table construction by Castañeda & Associates.

6. Large Families

Large families are defined as households with five (5) or more persons. The most recent data available on this characteristic is from the 1980 Federal Census. That data, now eight years old, indicates that 27.8% (N = 6,370) of the City's total households had five or more persons. If this same ratio were applied to all the City's current number of households, there would be about 6,653 large-family households residing in Carson as of January 1988. Refer to the charts on the following page for additional information.

TABLE 6
CITY OF CARSON: HOUSEHOLD SIZE -- 1980

<u>Number of Persons in Household</u>	<u>Number of Households</u>	<u>Percentage Distribution</u>
1	2,842	12.4%
2	5,345	23.3%
3	4,008	17.5%
4	4,328	19.0%
5+	<u>6,370</u>	<u>27.8%</u>
	22,893	100.0%

Source: 1980 Federal Census of Population and Housing.
Table construction by Castañeda & Associates.

Of the City's large households, 80% are owners and 20% are renters. There are an estimated 1,239 renter, large family households according to the 1980 Census. Data on annual income by family size and tenure are unavailable from the 1980 Census. However, median income by household size data are published as presented on the following page.

<u>Persons in Household</u>	<u>Median Annual Income</u>
5	\$27,540
6	27,636
7+	26,865

Generally, large families had median annual incomes higher than one-person and small families. Because of the predominant ownership and relatively high income of large families, this special group is not anticipated to comprise a large proportion of the City's rental assistance needs.

CHART H-4
CITY OF CARSON
HOUSEHOLD SIZE- 1980

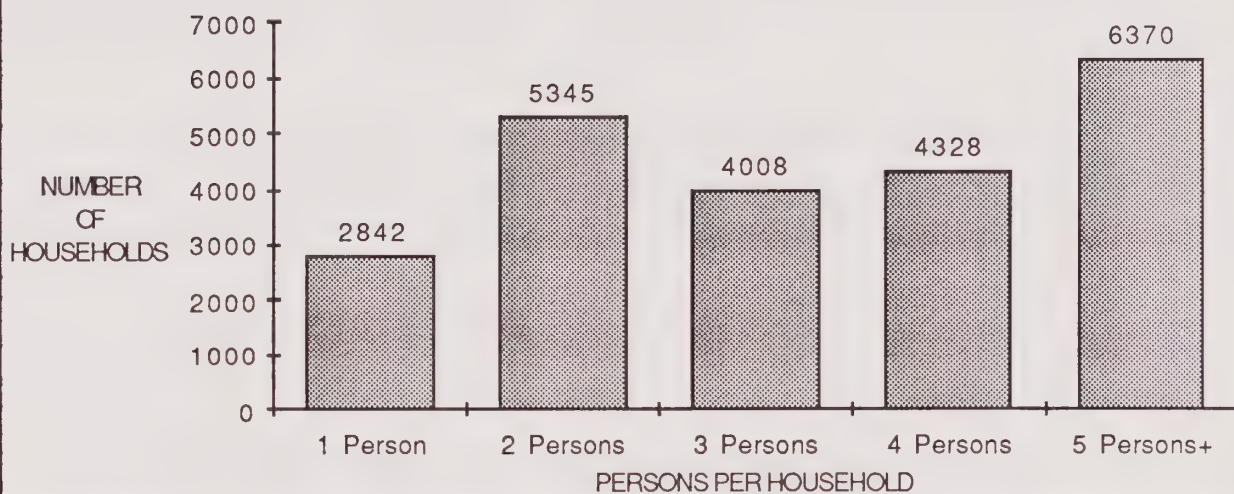


CHART H-5
CITY OF CARSON
DISTRIBUTION OF LARGE HOUSEHOLDS



Source: 1980 Federal Census of Population and Housing.
Table construction by Castañeda & Associates.

7. Homeless

There are many social, economic and physical conditions which have combined to increase the homeless population throughout the State of California. In September 1984, the Governor signed Assembly Bill 2579, adding "families and persons in need of emergency shelter" to the special needs groups to be considered in each jurisdiction's housing element.

The land use and housing condition survey work was conducted for a period of six to eight weekends. During this time period, the two persons conducting the field work observed six or fewer persons that potentially could be considered homeless.

With regard to serving the needs of the homeless, the State Department of Housing and Community Development has stated:

"Any of the following could meet the adequate sites requirement for a need of no more than 10 to 20 persons: apartments; mobile homes; recreational vehicles with hook-ups; units in a single-room occupancy structure (SRO); a large single-family unit; church facilities; commercial; or other multi-use facilities, etc." *

Carson has a supply of facilities consistent with the above to address the needs of identified homeless through vacant units and/or turnover of the stock. In addition, the City has as a continuing resource the directory of services as published by the California Homeless Coalition.

*State Department of Housing and Community Development, Shelter for the Homeless: Housing Element Requirements, (June 1988), page 5.

PROJECTED HOUSING NEEDS

Introduction

This section of the Housing Element discusses the various factors which induce a demand for housing. The factors include a review of population and employment trends as well as the City's "share of regional housing need."

Population and Employment Trends Analysis

Between April 1980 and January 1988, the population of Carson increased from 81,221 to 88,700. Concurrently, the housing stock had a net positive change of almost 839 dwelling units. Table 7 summarizes the data on population change since 1980.

The current (1989) estimate of jobs in the City is 51,300. By 2010, employment in Carson is projected to grow to 71,440 or an increase of 20,140 during the next 21 years. The average annual rate of increase during the two decade period is 959 jobs; over a 5-year time span, the City is projected to gain almost 4,800 jobs.

TABLE 7
CITY OF CARSON: POPULATION TRENDS -- 1980 TO 1988

<u>Year</u>	<u>Population</u>	<u>Incremental Increase</u>	<u>Cumulative Increase</u>
1980	81,221	---	---
1981	81,220	- 1	---
1982	81,800	580	579
1983	84,000	2,200	2,779
1984	85,100	1,100	3,879
1985	86,500	1,400	5,279
1986	87,100	600	5,879
1987	88,500	1,400	7,279
1988	88,700	200	7,479

Source: U.S. Census of Population and Housing, April 1980.
State Department of Finance, Population Research Unit, Annual Population Estimates for 1981 through 1988, (as of January 1, each year)
Table construction by Castañeda & Associates.

Development Patterns

Since the City's incorporation in 1968, Carson has benefited from strong and diverse industrial and commercial development. This growth has occurred in three major areas: 1) increased industrial development throughout the City due to the proximity of major freeways and the Port of Los Angeles; 2) development of the Carson Mall Regional Shopping Center; and 3) continued growth and expansion of major automobile dealerships. The presence of a State university within the City provides the advantage of a local source of highly trained and motivated employees and encourages the establishment of high technology business and industry.

While Carson will continue to have a strong economic base, new residential development has been at a decreased pace as the City is reaching its build-out capacity. In the past 15 years, office and commercial development has occurred adjacent to the Carson Mall. In the past 6 years, significant hotel, office and restaurant development has occurred along the 91 Freeway. The majority of the residential development that has occurred in the City has been condominiums and single-family dwellings on infill parcels.

Employment Centers

According to the Southern California Association of Governments (SCAG), the City of Carson had 46,509 jobs in 1984 and a projected employment of 71,443 by 2010. The City's current (1989) employment is estimated to be 51,304 based on the average annual rate of increase between 1984 and 2010. Since Carson has a population of 88,700, there are 0.578 jobs for every person residing in the City. It appears that there is a jobs-housing balance within Carson since the labor force participation rate is expected to range between 50% and 55%.

The City of Carson is a major south bay industrial employment center due to great part to its proximity to the Ports of Los Angeles and Long Beach and its accessibility to several freeways. Major commercial and industrial employers in the City are listed on Table 8 on the following page.

TABLE 8
LARGEST EMPLOYERS IN CARSON

<u>Business</u>	<u>Number of Employees</u>
Atlantic Richfield Company 1810 E. Sepulveda Blvd.	Over 500
American Honda Motor Company 100 W. Alondra Blvd.	Over 500
Shell Oil Company 20945 S. Wilmington Ave.	Over 500
Elixir Industries 17819 S. Broadway	Over 250
K-Mart Apparel Corp. 23000 S. Avalon Blvd.	Over 250
Nissan Motor Corp. 18501 S. Figueroa Street	Over 250
Huck Manufacturing Company 900 Watsoncenter Road	Over 250
Tomy Corp. 901 E. 233rd Street	Over 250
National Embroidered Emblem, Inc. 1176 Sandhill Ave.	Over 200
Pepsi-Cola Bottling Company 19700 S. Figueroa Street	Over 200
Tylan Corp. 23301 S. Wilmington Ave.	Over 150
American Can Company 111 E. Sepulveda Blvd.	Over 150
Aircraft Hydro-Forming, Inc. 131 E. Gardena Blvd.	Over 150

Source: City of Carson Finance Department, 1989.

Share of Regional Housing Need

State legislation describes the content requirements of local housing elements. According to the State housing element legislation, "... a locality's share of the regional housing needs includes that share of the housing needs of persons at all income levels within the area significantly affected by a jurisdiction's general plan." (Section 65584 (a)). In addition, according to that same section, "Each locality's share shall be determined by the appropriate councils of government consistent with the criteria" set forth by the State Department of Housing and Community Development. In the case of Carson, this appropriate council is SCAG.

Article 10.6 Requirements

Under Section 65584 (a), regional planning agencies are responsible for determining projected housing needs for all income levels. The projected housing needs must take into consideration the following factors:

- Market demand for housing
- Employment opportunities
- Availability of suitable sites
- Availability of public facilities
- Commuting patterns
- Type and tenure of housing needs
- Housing needs of farm workers

In addition, the distribution of housing need, pursuant to the State Housing Element law, must seek to avoid further "impaction" of jurisdictions with relatively high proportions of lower income households.

Southern California Association of Governments (SCAG) Criteria

Definition of Need

"Existing" and "future" need are identified by SCAG every five years pursuant to the authority granted in the State Housing law. "Existing Need" is defined as the number of lower income households currently overpaying for housing; that is, expending 30% or

more of income on housing costs as of January 1, 1987. "Future Need" is defined as the number of additional housing units by income level that will have to be added to each jurisdiction's housing stock from July 1, 1989 to June 30, 1994 in order to:

- Accommodate household growth
- Compensate for demolitions and other inventory losses
- Achieve a 1994 vacancy rate that will allow the market to operate efficiently.

Definition of State Income Levels

Four income levels are identified in state law that must be considered in the Future Need calculations. These are:

- "Very Low" -- less than 50% of the Los Angeles County median income
- "Low" -- 50% - 80% of the median income
- "Moderate" -- 80% - 120% of the median income
- "High" -- more than 120% of the median income

According to SCAG:*

"Identification of Future Need for the higher income levels gives each jurisdiction an estimate of effective demand, or how much demand for housing there will be in the locality as a function of market forces. Future Need at the lower income levels is often largely latent demand, since such income levels, without subsidy or other assistance, are often ineffective in causing housing to be supplied." (emphasis added)

Avoidance of Impaction

The State housing law requires that in allocating future housing need by income level further "impaction," or concentration of lower income households, be avoided. Cities with a percentage of lower income households higher than the regional average are called "impacted" jurisdictions. The 1988 RHNA deals with the "avoidance of impaction" criteria by allocating reduced percentages of lower income and increased percentages of middle and upper income units to impacted jurisdictions, while reversing the allocation to non-impacted cities.

* Southern California Association of Governments, Draft 1988 Regional Housing Needs Assessment, March 1988, page 8.

Use of RHNA Numbers

According to SCAG: *

" . . . there has been a great deal of miscommunication and misunderstanding of the true significance of these numbers. They are NOT quotas for development which cities must reach by 1994. Rather, they are an identification of regional housing need and an allocation of it by jurisdiction. . . . when a jurisdiction finds in its Housing Element that the allocation is not achievable by 1994 for certain reasons explicit in the State Housing law, it may modify these numbers in accordance with State law.

Future Need

As explained earlier, future need identifies the number of housing units (by income level) that should be added to each jurisdiction's housing stock from July 1, 1989 to June 30, 1994. In addition, "the State HCD has pointed out to SCAG that localities must account in their Housing Elements for the Future Needs that will have already occurred during the 1-1/2 year "gap" period from January 1, 1988, to June 30, 1989. In order to do this, each jurisdiction should make adjustments to its planning for the 1989-94 period by comparing what will have actually occurred in the 1/88-7/89 "gap" period to the estimated accrual of need . . . "

Table 9 indicates the projected housing needs, for the City of Carson, through mid-year 1994. The projections indicate a need for 1,773 market rate housing units during the planning period. In addition, the RHNA forecasts a need for 710 housing units for very low- and low-income households. Meeting the needs of these households usually requires housing subsidies and financial assistance.

* Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, March 1988.

TABLE 9A
CITY OF CARSON: REGIONAL HOUSING NEEDS ASSESSMENT DISTRIBUTION
JANUARY 1988 TO JULY 1994

UNIVERSE OF NEED = 2,483

<u>Category</u>	<u>Income Levels</u>	<u>Monthly Income</u>	<u>Monthly Housing Cost (30%)</u>	<u>Units Needed</u>
Very Low	\$13,950 to 26,350	\$1,163 to 2,196	\$349 to 659	325
Low	21,300 to 38,000	1,775 to 3,167	533 to 950	385
Median	26,600 to 47,500	2,217 to 3,959	655 to 1,188	439
Moderate	31,900 to 57,000	2,666 to 4,750	800 to 1,425	1,334
Total Number of Units Needed:				2,483

Source: City of Carson Redevelopment Division
 (Based on 1989 median income figure of \$38,000 - May 1989)
 Table computation by Carson Redevelopment Division

III. RESOURCES AND CONSTRAINTS ANALYSIS

INTRODUCTION

This section of the Housing Element provides an inventory of resources and constraints relevant to addressing Carson's housing needs. Under present law, the element must include an inventory of resources and constraints as follows:

- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.
- An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- An analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land and cost of construction.

INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

The State Housing law contains several provisions that pertain to the adequacy of sites to accommodate housing needs. The three major provisions are noted below:

"The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

"An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites."

"Identification of adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, emergency shelters and transitional housing in order to meet the community's housing goals."

Land Use Criteria -- State Attorney General's Opinion

In October 1987, an interpretation of the State Housing law by the Attorney General added new insight on how the Councils of Government must determine a locality's share of regional housing need. The question posed to the Attorney General was as follows:

Must the availability of suitable housing sites be considered based upon the existing zoning ordinances and land use restrictions of the locality or based upon the potential for increased residential development under alternative zoning ordinances and land use restrictions? (emphasis added)

The Attorney General's Opinion * in regard to this important question is as follows:

We find no indication in Section 65584 that current zoning ordinances and land use restrictions are to limit the factor of "the availability of suitable sites". A housing site would be unsuitable based upon its physical characteristics, not because of some governmental control of an artificial and external nature. The planning process of Sections 65583 and 65584 contemplates an identification of adequate sites that could be made available through different policies and development standards. Existing zoning policies would be only one aspect of the "available data" upon which the factor of "the availability of suitable sites" is to be considered under Section 65584.

Our construction of Section 65584 is consistent with the goals of the statutory scheme as a whole (S.S. 65580-65589.8) and the particular requirements specified for housing elements (S. 65583). The legislation has as its primary purpose "to expand housing opportunities and accommodate the housing needs of Californians of all economic levels." (S. 65580, subd. (b)). Cities and counties are directed to "recognize their responsibilities in contributing to the attainment of the state housing goal." (S. 65580 subd. (a)). Each local government is "to cooperate with other local governments and the state in addressing regional housing needs." (S. 65580, subd. (e)). Allowing a city or county to prevent being allocated a share of the regional housing needs through restricted zoning ordinances would be contrary to the manifest intent of the Legislature.

*Opinion of John K. Van De Kamp, No. 87-206, September 29, 1987.

The housing element of a local government must specifically include:

"An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. (S. 65583, subd. (a) (3)).

It is the "relationship" of current zoning ordinances that must be considered with respect to suitable housing sites. No hint of limitation may be found in the use of the term "relationship". Section 65583 also requires that a housing element include a five-year program that will:

"Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels . . ." (S. 65583, subd. (c) (1)).

Such language unmistakably contemplates that zoning ordinances and land use restrictions may require modification during the five-year period to accommodate a locality's projected housing needs. Consistent with this interpretation is the requirement that the five-year program:

"Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing." (S. 65583, subd. (c) (3)).

These "governmental constraints" must be analyzed in detail in the housing element; the element must contain:

"Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures." (S. 65583, subd. (a) (4)).

In sum, a local government must provide in its housing element for the existing and projected housing needs of all economic segments of the community. (S. 65583). In doing so, it is required to identify suitable housing sites. (S. 65583, subd. (a) (3)). The city or county must identify those sites "which will be made available through appropriate zoning and development standards" during the ensuing five-year period. (S. 65583, subd. (c) (1)). It must "undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls." (S. 65583, subd. (c)). The required consideration and evaluation of zoning changes necessary to meet the identified needs of the community would be precluded by allowing existing zoning limitations to define what housing sites are "suitable".

A council of governments thus would not be able to perform the task mandated for it without consideration of land uses that are possible despite existing zoning restrictions. The "suitable sites" factor to be considered by a council pursuant to Section 65584 must be read in conjunction with the phrase "land suitable for residential development"

of Section 65583 that requires consideration of zoning limitations but is not limited to lands presently zoned for such development. (emphasis added).

We conclude that a council of governments must consider the availability of suitable housing sites based not only upon the existing zoning ordinances and land use restrictions of the locality but also based upon the potential for increased residential development under alternative zoning ordinances and land use restrictions when determining a locality's share of the regional housing needs."

Land Inventory

The City of Carson is 19.240 square miles in size. It contains 12,310.4 acres of land which is mainly devoted to residential, commercial and industrial land uses. The majority of housing in the City is single-family, with large residential tracts located throughout the community. Table 10 is provided to show the distribution of land uses.

TABLE 10
CITY OF CARSON: DISTRIBUTION OF LAND USES BY CATEGORY AND ACREAGE

<u>Land Use</u>	<u>Total Net Acres</u>
Industrial	59%
Commercial	7 %
Residential	<u>34%</u>
	100%
Low Density Residential	2,485
Medium Density Residential	170
High Density Residential	<u>325</u>
	2,980 Total Net Acres (34%)

Source: City of Carson (1981 Housing Element)
Community Development Department
June, 1981 proposed General Plan Land Use Element

The City's Community Development Department completed a comprehensive Vacant Land Survey in May 1989. That survey covered the entire City and all land use categories. The results of the land inventory reveals that there are only 26 vacant residentially zoned acres in the City. There are an additional 94 underutilized acres as defined in the footnote to Table 10A. In summary, the housing unit potential on vacant and underutilized land is 914 dwelling units.

TABLE 10A
CITY OF CARSON: RESIDENTIAL VACANT AND UNDERUTILIZED* LAND INVENTORY

Residential Zone	Vacant Acres	Underutilized Acres	Housing Unit Potential
RA (Res. Agr.)	-0-	-0-	-0-
RS (Res. - Single Family)	18.67	86.49	526
RM-6 (Res. - Multi Family - 6 DU/AC)	-0-	-0-	-0-
RM-8 (Res. - Multi Family - 8 DU/AC)	-0-	-0-	-0-
RM-12 (Res. - Multi Family - 12 DU/AC)**	1.91	4.57	97
RM-18 (Res. - Multi Family - 18 DU/AC)**	-0-	-0-	-0-
RM-25 (Res. - Multi Family - 25 DU/AC)**	<u>5.79</u>	<u>3.52</u>	<u>291</u>
Total:	26.37	94.58	914

Source: City of Carson, Community Development Department, Vacant Land Survey May 1989.

* Underutilized residential properties are defined as large residential parcels occupied by residential dwellings which utilize fifty percent or less of the site.

** 25% density bonus included.

Availability of Services and Facilities

According to the City's Public Works Department, there are no infrastructure deficiencies in the community that would affect residences. Historically there has been a problem with drainage in some portions of the community; however, these problems no longer exist. In 1987, the City prepared a Master Plan of Drainage to develop a program to eliminate drainage deficiencies in the City.

GOVERNMENTAL CONSTRAINTS

Section 65583(a)(4) of the Governmental Code states that the Housing Element must contain an analysis of potential and actual governmental constraints upon the maintenance, improvement or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers and local processing/permit procedures. Ordinances must be reviewed to determine whether performance would be inhibited. This section of the Housing Element must also evaluate whether City policies and practices deter the maintenance and improvement of existing housing stock.

Land Use Controls

Land use controls pertaining to housing include the residential land use categories of the general plan and zoning ordinance. These are summarized in Tables 11 and 12. The Land Use Element of the General Plan has three residential designations, which allow for a range of residential densities from low density (which allows up to eight dwelling units per net acre) to high density (which allows up to twenty-five dwelling units per net acre).

TABLE 11
CITY OF CARSON: GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS

1. Low Density: The low density residential areas are intended to provide for the establishment, expansion and preservation of single-family detached dwellings and such other activities considered harmonious with such low density residential development. A maximum of eight dwelling units per net acre are allowed in the low density residential category.
2. Medium Density: The medium density residential areas are intended to provide for the establishment, expansion and preservation of multiple dwelling units, single-family dwellings and such other activities considered harmonious with such medium density development. A maximum of twelve dwelling units per net acre are allowed in the medium density residential category.
3. High Density: The high density residential areas are intended to provide for multiple dwelling units, combinations of multiple- and single-family dwellings and such other activities considered harmonious with such high density development. A maximum of twenty-five dwelling units per net acre are allowed in the high density residential category.

TABLE 12
CITY OF CARSON: ZONING ORDINANCE
RESIDENTIAL ZONING CLASSIFICATIONS

Zone	Residential Uses Permitted	Minimum Lot Area	Building Height	Parking
RA - Residential Agricultural	<ul style="list-style-type: none"> • Single-family dwellings • Mobilehome/ manufactured housing 	5,000 S.F./ dwelling unit	30'	2 car garage
RS - Residential, Single-Family	<ul style="list-style-type: none"> • Single-family dwellings • Mobilehome/ manufactured housing 	5,000 S.F./ dwelling unit	30'	2 car garage
RM - Residential Multiple Dwelling	<ul style="list-style-type: none"> • Single-family dwellings • Mobilehome/ manufactured housing • Mobilehome park • Multiple-family dwellings 	5,000 S.F./ dwelling unit	30'	2 car garage 2 spaces, plus 1 guest parking for each 4 mobilehomes 2 car garage or carport, plus 1 guest parking for each 2 dwelling units

RA -- Residential Agricultural -- This zone was created for single-family residential uses together with compatible crop cultivation and related agricultural activities on land which is not yet fully utilized for residential purposes.

RS -- Residential, Single-Family -- This zone was created for the establishment, expansion and preservation of residential areas which are to be developed with single-family detached dwellings and such other activities considered harmonious with such low density residential development.

RM -- Residential, Multiple Dwelling -- This zone was created for the establishment, expansion and preservation of residential areas which are to be developed with multiple dwellings or combinations of single-family and multiple dwellings, and such other activities considered harmonious with such medium and high density residential development.

The Carson Zoning Ordinance also contains three residential categories. Single family development is allowed in RA, RS and RM zones. Under the RM zones, densities of 6, 8, 12, 18 and 25 dwelling units per acre are included. The City implements the State law pertaining to density bonus provisions.

The Carson Zoning Ordinance contains provisions for second units on single-family residential lots as follows:

- A. One attached rental unit may be added to any existing dwelling provided that the rental unit does not exceed ten percent (10%) of the existing floor area.
- B. Two detached rental units may be constructed on any vacant sewered parcel, 10,000 square feet or greater, where similar development exists adjacent to the site.
- C. One detached rental unit may be constructed on any sewered parcel containing existing dwelling units provided:
 - 1. The parcel is 15,000 square feet or larger;
 - 2. The density of the parcel will not exceed 5,000 square feet per unit; and
 - 3. Similar development exists adjacent to the site.
- D. One detached rental unit may be constructed per 5,000 square feet of a sewered parcel, when determined to be compatible with the existing neighborhood.

The Zoning Ordinance also contains special provisions for the preservation of mobile-homes. Section 9128.21 of the Zoning Ordinance (which is currently being reviewed) requires that prior to the conversion of a mobilehome park or trailer park, a Relocation Impact Report (RIR) must be approved by the City. This report must contain specific provisions to mitigate "the adverse impact of the conversion on the ability of the park residents to be displaced to find alternative housing". These provisions include a range of mitigations including payment for the physical movement of the coach to an alternative site, provision of a replacement space, and payment of relocation costs for alternate housing.

Development standards are appropriate for the encouragement of a quality residential environment but not stringent as to inhibit development.

Codes and Enforcement

The City of Carson implements the following codes:

- 1987 Los Angeles County Building Code (modeled after the 1985 Uniform Building Code).
- 1988 Los Angeles County Electrical Code (modeled after the 1987 Uniform Electrical Code).
- 1987 Los Angeles County Mechanical Code (modeled after the 1985 Uniform Mechanical Code).
- 1986 Los Angeles County Fire Code (modeled after the 1985 Uniform Fire Code).
- 1987 Housing Code (modeled after the provisions of the 1985 Uniform Building Code).
- 1987 Plumbing Code (modeled after the 1985 Uniform Plumbing Code).

The City of Carson has not adopted any code requirements which are more stringent than those provided in the above codes which effect the development of housing. The City has, however, adopted additional regulations which require upgrading of substandard properties.

The City has five building inspectors that deal with new construction and two building inspectors that deal with property rehabilitation. The code enforcement procedure, outlined in Chapter 99 of the Building Code, is as follows:

1. Inspection;
2. Letter sent requesting correction of code violation;
3. If violation is not corrected, a formal notice is sent to the owner of record;
4. If violation is still not corrected, a hearing is held before the Property Rehabilitation Appeals Board;
5. If the Board upholds the requirement to correct the violation and property owner still does not comply, the City will correct the violation and charge the property owner for the services.

About half of the violations are corrected after the first letter is sent, with about 40% more being corrected after the formal notice is sent. In only about 1% of the cases does the City actually correct the violation(s).

In the City of Carson, the biggest code violation relates to unsightly conditions and abandoned (vacant) buildings. These conditions create an eyesore and cause problems with transient occupants.

Processing Time

The processing time requirements for general plan amendments, zone changes, conditional use permits, variances, and site plans are shown below. The application and supporting documents for all of the above requests must be filed with the Planning Division at least six (6) weeks prior to a scheduled public hearing. This period of time is necessary in order to give an opportunity to affected governmental agencies to comment on the proposal. If an Environmental Impact Report is required, the processing time could be lengthened.

Tables 13 and 14 discuss processing times for conditional use permits/variances/site plans and general plan amendments/zone changes.

TABLE 13
CITY OF CARSON: CONDITIONAL USE PERMIT/VARIANCE/SITE PLAN PROCESSING TIME

1.	Submission of Initial Study/Application for Environmental Review	7 days
2.	Review and verification of Legal Description	1 day
3.	Notice sent to all interested Governmental Agencies for review and comment	21 days
4.	Staff prepared Commission Report resulting from comment letters and field inspection	8 days
5.	Hearing notification letter, Staff Report, Agenda sent to applicant	sent 5 days before meeting
Total:		42 days (calendar days)

Note: These times are estimates only. The actual time may vary depending on the nature of the proposals.

TABLE 14
CITY OF CARSON: GENERAL PLAN AMENDMENT/ZONE CHANGE PROCESSING TIME

Planning Commission Review:

1.	Submission of Initial Study/Application for Environmental Review	7 days
2.	Review and verification of Legal Description	1 day
3.	Notice sent to all interested Governmental Agencies for review and comment	21 days
4.	Staff prepares Commission Report resulting from comment letters and field inspection	8 days
5.	Hearing notification letter, Staff Report, Agenda sent to applicant	sent 5 days before meeting

TIME FOR PLANNING COMMISSION ACTION:	42 days (calendar days)
--------------------------------------	----------------------------

City Council Review:

6.	Staff prepares City Council Report	10 days
7.	Council hearing notification letter, staff report sent to applicant	5 to 25 days before meeting

TIME FOR CITY COUNCIL ACTION:	15 to 35 days (calendar days)
-------------------------------	----------------------------------

Fees

Various fees are charged by the City of Carson to cover the cost of permit processing, environmental review, inspections and the delivery of such services as water and sewer. Fees for subdivision and building are shown on Table 15 and planning and zoning fees are shown on Table 16.

TABLE 15
CITY OF CARSON: SUBDIVISION AND BUILDING FEES

Subdivision Fees

Tentative Tract Map and Tentative Parcel Map	\$1,050.00
Revised Tentative Map (filed after approval of the original tentative map)	Original Fee
Vesting a Tentative Map	\$1,050.00
Minor Lot Line Adjustment	\$100.00
Certificate of Compliance	\$185.00
Lot Merger	\$800.00

*** Building Permit Fees**

<u>Total Valuation</u>	<u>Fee</u>
• \$0 to and including \$400	\$24.00
• More than \$400 to and including \$700	\$30.00
• More than \$700 to and including \$1,000	\$40.00
• Each additional \$1,000 or fraction, to and including \$25,000	\$12.50
• Each additional \$1,000 or fraction, to and including \$50,000	\$11.00
• Each additional \$1,000 or fraction, to and including \$100,000	\$9.00
• Each additional \$1,000 or fraction, more than \$100,000	\$6.00

* The permit issuance fee in the building code is \$21.00. The current building code fees were adopted in Ordinance No. 82-627. In addition, current electrical, plumbing and mechanical code fees (which are calculated at two (2) times the Los Angeles County fees in effect in June 1982) were also adopted in Ordinance No. 82-627.

TABLE 16
CITY OF CARSON: PLANNING AND ZONING FEE SCHEDULE

1.	Specific Plan	\$2,000 + \$100/Gross Acre
2.	Zone Change	\$1,500.00
3.	Conditional Use Permit	\$1,150.00
4.	Variance	\$630.00
5.	Modification of Condition (CUP, DOR, VAR, Extension of Nonconforming Privilege)	
	No Public Hearing	\$100.00
	Public Hearing	Original Fee
6.	Extension of Nonconforming Privilege	\$300.00
7.	Initial mobilehome parks/trailer parks or request for modification or extension:	\$500.00
8.	Site Plan and Design Review: Ten percent (10%) of the building permit valuation, but not to exceed \$500 (if not handled administratively). No fee if considered simultaneously with any other discretionary project by the final decision-making authority	10% Building Permit valuation
9.	Administrative Plot Plan Review	\$55.00
10.	Relocation Review (no fee if considered simultaneously with other discretionary approval)	\$500.00
11.	Field inspection	\$45.00
12.	Bond Processing	\$15.00
13.	Release of Utilities/Certificate of Occupancy	\$10.00
14.	Initial Relocation Impact Report	\$500.00
	Modification or Extension	\$500.00
15.	Zone Boundary Adjustment, Text change or interpretation	NO FEE
16.	Appeal to decision that a retail petroleum outlet has been abandoned	\$150.00
17.	All other appeals	\$150.00
18.	Initial study (environmental assessment)	\$50.00
	Additional documentation needed for further analysis	\$200.00
		min. deposit
19.	Environmental Impact Report	\$500.00
		min. deposit
20.	Streamers, banners, pennants and similar displays	\$25.00
21.	Sidewalk, parking lot and tent sales	\$25.00

Planning and zoning fees for several jurisdictions adjacent to the City of Carson, including the Cities of Long Beach, Torrance, and Gardena, are shown in Table 17.

TABLE 17
CITY OF CARSON: COMPARISON OF SURROUNDING CITIES PLANNING AND ZONING FEES

	<u>General Plan Amendment</u>	<u>Zone Change</u>	<u>Variance</u>	<u>Conditional Use Permit</u>
Long Beach	\$628	\$1,884	\$392	\$1,780
Torrance	\$465	\$625	\$704	\$560
Gardena	\$750	\$750	\$750	\$750
Carson	-0-	\$1,500	\$630	\$1,150

Site Improvements

Developers of residential land within Carson are typically required to construct streets, curbs, gutters, sidewalks, sewers, water lines, street lighting and provide trees in the public right-of-way. These facilities are then dedicated to the City, which is responsible for maintenance. These site improvement fees are similar to those of most jurisdictions.

REDEVELOPMENT REVIEW

The City of Carson contains three redevelopment project areas shown in Exhibit 3. Redevelopment Project Area 1, was established in 1971 and expanded in 1984. It contains approximately 1,500 acres. This redevelopment project area contains a couple of small pockets of residential uses.

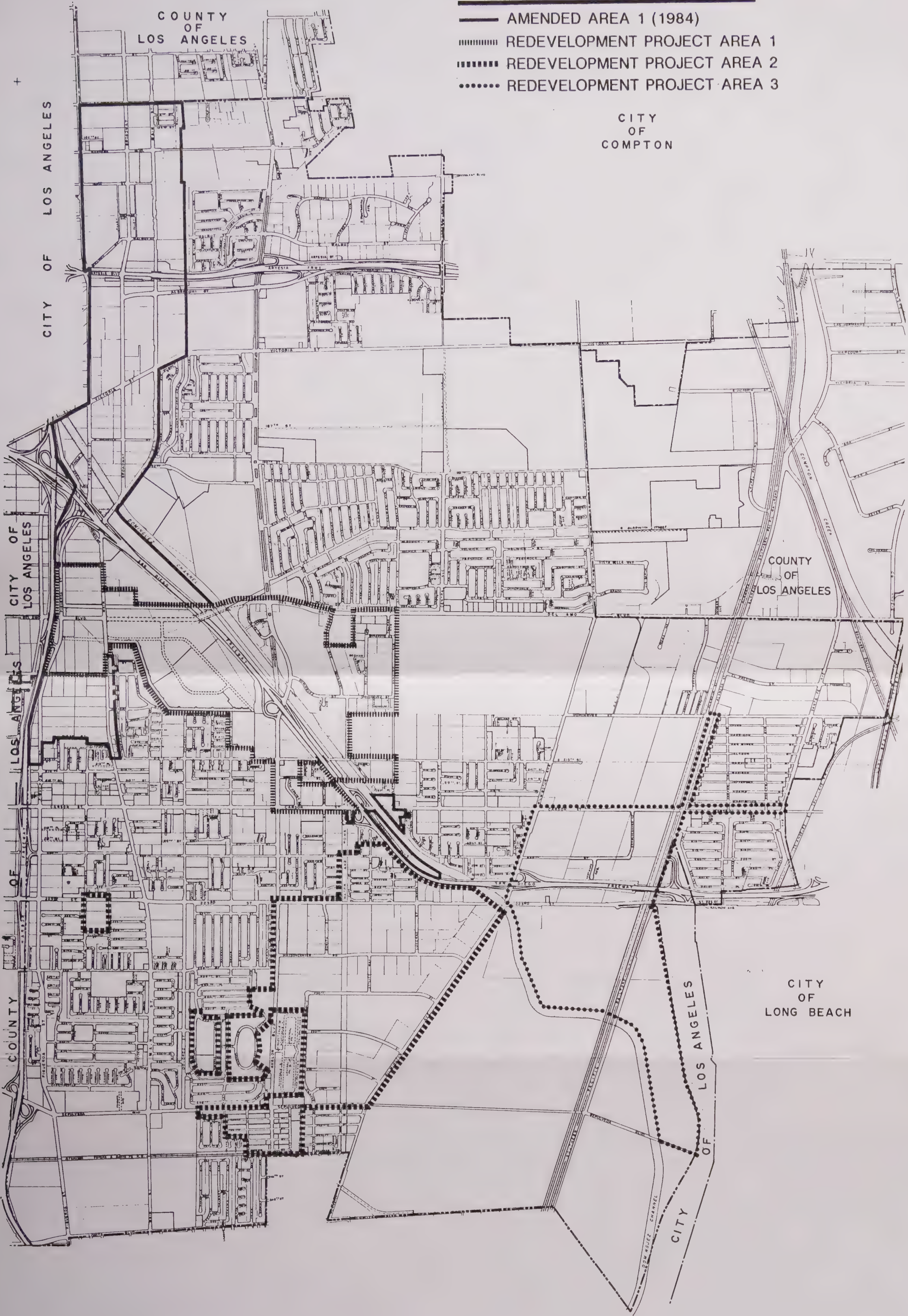
A low density residential area exists north of 213th Street and east of Grace Avenue. Another low density residential area lies south of East 213th Street and west of Perry Street and a low density residential area is located at the southeastern border of the project area. A very small high density residential area is contained in Redevelopment Project Area #1, at the southwestern border of the project area.

Redevelopment Project Area #2 contains approximately 800 acres and is generally bounded by East 220th Street to the north, Wilmington Avenue on the east, Bonds Street on the south and Catskill Avenue on the west (excluding the proposed site for the Veterans Park). There are three areas in this Redevelopment Project Area that contain residential uses, including a low density residential area of 10 to 12 blocks in the general vicinity of East Sepulveda Boulevard and Bonds Street on the north and south, and Marbella Avenue and Broad Street on the west and east. A low density residential area is located north of East 223rd Street, between the water and power right of way lines on the west, and Lucerne Street on the east. The residential tract extends to the northerly terminus of Foley Avenue, just north of East 220th Street. A medium density residential area exists in this project area in the vicinity of Maribel and Anchor Avenues.

Redevelopment Project Area #3 (containing approximately 500 acres) is generally located south of Dominguez Street along South Alameda Street, east of Wilmington Avenue and the Dominguez Channel and northeast of East Sepulveda Boulevard to the eastern boundary of the City, extending northerly along South Alameda Street and easterly along East Carson Street to South Santa Fe Avenue. No residential areas are contained in Redevelopment Project Area #3.

GENERALIZED BOUNDARIES

- AMENDED AREA 1 (1984)
- REDEVELOPMENT PROJECT AREA 1
- REDEVELOPMENT PROJECT AREA 2
- REDEVELOPMENT PROJECT AREA 3



Redevelopment Project Areas
CARSON HOUSING ELEMENT

The most direct relationship of the Housing Element to the Redevelopment Project Areas is the "Affordable Housing Fund" which must be used to assist low and moderate income housing. The affordable housing fund concept was established to address the problems that arose with regard to the effect of redevelopment on low and moderate income housing. The legislature enacted changes to the Community Redevelopment law which require redevelopment agencies to undertake activities which will assist in the production of low and moderate income housing.

The legislative requirements regarding low and moderate income housing fall into three basic categories:

1. Expenditure of tax increment revenue to increase and improve the supply of low and moderate income housing in a community.
2. Requirements that redevelopment agencies replace low and moderate income housing which is destroyed as a result of a redevelopment project; and
3. Requirements that a portion of all housing constructed in a redevelopment project area be affordable to low and moderate income persons and families.

The tax increment revenues set aside for low and moderate income housing pursuant to Health and Safety Code Section 33334.2 must be placed in a separate segregated Low and Moderate Income Housing Fund (the "Housing Fund"). Interest earned on the Housing Fund must also go into the Fund.

So long as the expenditures serve to increase and improve the supply of low and moderate income housing, Health and Safety Code Section 33334.2 authorizes a broad range of uses for the Housing Fund, including acquisition of land or buildings, construction of buildings, on-site or off-site improvements, rehabilitation of buildings and provision of subsidies for financing of housing. The activities authorized are broad enough to allow virtually any financial structure for redevelopment agency participation in the production of low and moderate income housing.

NONGOVERNMENTAL CONSTRAINTS

Nongovernmental constraints, within the context of the housing element legislation, consist of financing, land and construction costs. Usually, these factors are considered market conditions and also may include the prices and rents charged in the marketplace.

Financing Cost Trends

A survey of mortgage interest rates charged by California's largest financial institutions was published on February 24, 1989. That survey encompassed eight banks and 29 savings and loans. The "fixed" rates, which were quoted on a 30-year loan for an amount of \$87,600, ranged from 11.02% to 11.53% for banking institutions and from 10.875% to 12.169% among the savings and loans.

Recent actions of the Federal Reserve Bank Board, including increases to the discount rate and the federal funds rate, may foretell a period of escalation in mortgage borrowing costs. The discount rate is the interest rate that the Federal Reserve Bank charges financial institutions for emergency loans. This key lending rate increased from 6.5% to 7% during late February 1989. The federal funds rate, which banks charge each other for overnight loans, rose from 9.25% to 9.876% during the same period. Table 18 shows various monthly payments for different mortgage amounts at interest rates ranging from 9.5% to 12.5%.

A 3% increase from 9.5% to 12.5% in the mortgage interest rate for a \$100,000 loan results in a monthly payment increase of \$225.00±. Assuming an allocation of 30% of gross monthly incomes for mortgage payment costs, the dollar increase would cause the need for an additional \$750 in monthly income or \$9,000 a year. Thus, declining or escalating interest rates contribute to pricing people in or out of the housing market.

TABLE 18
CITY OF CARSON: MONTHLY PAYMENTS FOR VARIOUS
MORTGAGE AMOUNTS AND INTEREST RATES (30-YEAR, FIXED)

<u>Interest Rate</u>	<u>Mortgage Amount</u>				
	<u>\$80,000</u>	<u>\$100,000</u>	<u>\$120,000</u>	<u>\$140,000</u>	<u>\$160,000</u>
9.5%	672.68	840.85	1,009.03	1,177.20	1,345.37
10.0%	702.06	877.57	1,053.09	1,228.60	1,404.11
10.5%	731.79	914.74	1,097.69	1,280.64	1,463.58
11.0%	761.86	952.32	1,142.79	1,333.25	1,523.72
11.5%	972.23	990.29	1,188.35	1,386.41	1,584.47
12.0%	882.89	1,028.61	1,234.34	1,440.06	1,645.78
12.5%	853.81	1,067.26	1,280.71	1,494.16	1,707.61

Most of the housing sales activity in the City is in the resale, not new, housing market. It is difficult to determine the predominant mortgage financing characteristics of the resale market, e.g., down payment requirements, sellers holding seconds, and other associated factors.

Land Prices

Land costs are a major contributor to overall housing production prices. There are a few vacant parcels of significant size and the asking prices of these are unknown. The balance of the City's housing production will occur in infill areas. In these areas, the land costs are, in part, associated with the costs of the single-family dwellings now on the sites.

Data on land values was collected from local realtors. The local realtors contacted indicated that in January 1989, vacant land values in single family zones ranged from \$11 to \$13 per square foot, and vacant land values in multiple-family zones range from \$13 to \$15 per square foot.

Construction Costs

Areawide Trends

Construction costs include the materials and labor which are involved in the structure. These costs will vary widely depending on the quality features (e.g., size, roofing, carpeting, etc.) which are incorporated in the structure. Because of these factors, it is difficult to establish an absolute measure of construction costs. An enhanced understanding of construction cost impacts is acquired by tracking the relative changes in this production cost category over time.

Trends in single-family construction costs are available for the period of January 1969 to October 1987. During this period the single-family home construction costs have increased nearly three-fold. A home in Los Angeles County that cost \$50,000 in 1969 would now cost \$135,000. These cost trends, which are monitored by the Marshall and Swift Company, and published quarterly by the Real Estate Research Council of Southern California, are issued with respect to a one-story three-bedroom, two bath, wood frame, single-family residence with an attached two-car garage. The prototypical single-family residence is 1,570 square feet in size with an attached garage of 447 square feet.

Apartment construction cost trends are available for the period between January 1976 and October 1987. During this time span, the apartment construction costs have more than doubled. An apartment building which in 1976 cost \$410,250 to construct would now cost \$858,400. The prototypical apartment building for the construction cost trends consists of 28 one- and two-bedrooms, laundry room and small lobby. The structure is of average quality and the costs do not include elevator, garages or site improvements.

Local Conditions

The construction costs for multi-family housing range between \$40 and \$50 per square foot. The dollar range includes only hard costs (i.e., labor and materials) and excludes land costs, permits and fees, and profit margin. Thus, the construction costs for a 950 square foot, 2-bedroom unit are estimated to be \$47,500.

Housing Sales

Areawide Trends

The cost of ownership housing has continued to increase throughout the State, particularly in Southern California. Despite lower mortgage interest rates, the seasonal jump in home sales prices reduced the proportion of California households who could afford to purchase the State's median priced home to 31% in March 1988, according to the California Association of Relators. This is a one percentage point drop from the 32% reported in February 1988.

Compared to March 1987, when 35% of all households throughout the State could afford to purchase the median priced home of \$134,954, the 1988 index is four percentage points lower. Continuing upward pressure on home prices has dramatically reduced affordability even though homebuyers continue to use discounted adjustable rate mortgages (ARMs) in order to ease the burden of monthly mortgage payments. The affordability index for the nation as a whole remained well above California's index in March. Nationally, the percentage of all homebuyers who could afford to purchase the nation's median priced home of \$88,700 remained unchanged from the 49% reported in February 1989.

The San Diego, Orange County and Sacramento areas all reported a drop in affordability in March 1988. Orange County's index showed the largest month to month decline, tumbling from 28% to 24%. San Diego's index fell from 31% to 30%, while the Sacramento index also slipped from 54% to 53%. In the Riverside/San Bernardino area, affordability remained constant at 49% during the period.

Local Conditions

In order to provide an enhanced interpretation of the City's sales price distribution, the housing costs affordable to lower and moderate income households were computed. The results of the calculations are shown in Table 19.

TABLE 19
CITY OF CARSON: AFFORDABLE HOUSING SALES PRICES

	Lower Income	Moderate Income 1	Moderate Income 2
% of Median Income 1	80%	100%	120%
Annual Income	\$30,400	\$38,000	\$45,600
Monthly Income	\$2,533	\$3,167	\$3,800
Affordable Housing Payment 2	\$760	\$950	\$1,140
Affordable Mortgage Loan 3	\$83,084	\$103,854	\$124,625
Estimated Housing Price	\$91,392	\$114,239	\$137,088

1. 1989 median income estimated to be \$38,000.

2. Based on 30% of monthly income.

3. Based on 10% down payment on estimated sales prices and a 10.5% interest rate.

Source: Table computation by Castañeda & Associates.

TABLE 19A
CITY OF CARSON: LOS ANGELES COUNTY INCOME LIMITS
APPLICABLE TO THE CITY OF CARSON
1989 MEDIAN INCOME = \$38,000

Category	Number of Persons in Family							
	1	2	3	4	5	6	7	8
Very Low Income	13,950	15,950	17,950	19,950	21,550	23,150	24,750	26,350
Low Income	21,300	24,300	27,350	30,400	32,300	34,200	36,150	38,000
Median Income	26,600	30,400	34,200	38,000	40,400	42,750	45,150	47,500
Moderate Income	31,900	36,500	41,050	45,600	48,450	51,300	54,150	57,000

Example: Median income for family of 4 is \$38,000.
Moderate income is 120% of median or \$45,600.

Source: State of California
Department of Community Development, May 1, 1989.
Table computation by Carson Redevelopment Division.

Mobilehome Parks

A survey of mobilehome parks was conducted as part of the Housing Element update. There are currently 28 parks in the City, with three parks having less than 20 spaces and two parks having more than 250 spaces. The distribution of mobilehome parks are shown in Table 20. The number of senior households in each mobilehome park is estimated in Table 21. Average rents are shown in Table 22. Exhibit 5 shows the location of mobile home parks in the City of Carson.

TABLE 20
CITY OF CARSON: MOBILE HOME PARK SURVEY
NUMBER OF SPACES IN THE PARK

<u>Number of Spaces</u>	<u>Number of Parks</u>
< 20	3
20 to 49	10
50 to 69	1
70 to 84	4
85 to 104	3
105 to 129	0
130 to 144	2
145 to 169	0
170 to 189	1
190 to 209	1
210 to 229	1
230 to 249	0
250+	<u>2</u>
	28

Source: Mobile Home Park Survey, January to February 1989, conducted by Castañeda & Associates.

TABLE 21
CITY OF CARSON: MOBILE HOME PARK SURVEY
NUMBER OF SENIOR HOUSEHOLDS

<u>Number of Households</u>	<u>Number of Parks</u>
1 to 19	4
20 to 39	4
40 to 59	1
60 to 79	0
80 to 99	3
100+	5
	17 *

Source: Mobile Home Park Survey, January to February 1989, conducted by Castañeda & Associates.

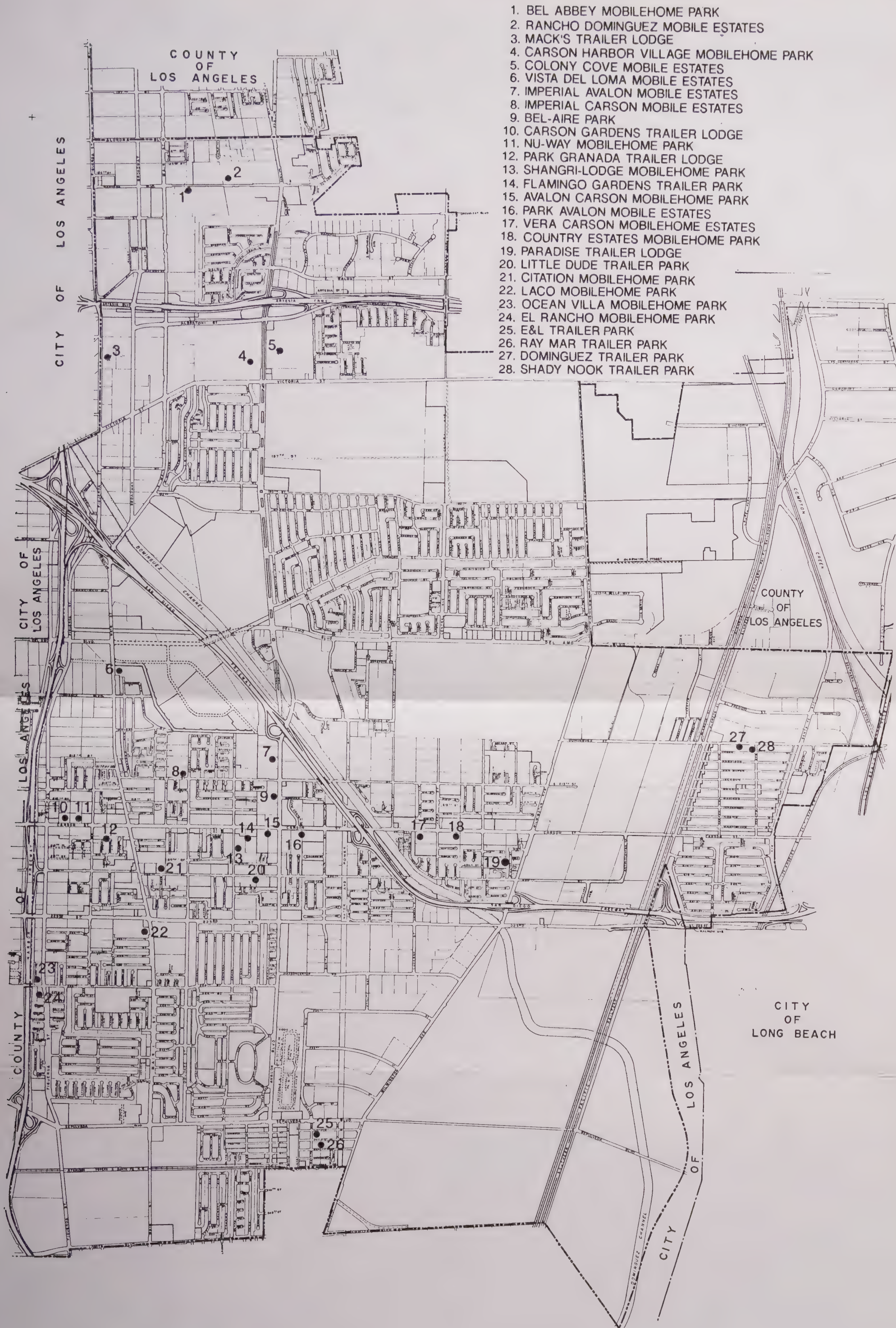
* Information not available for the other 11 mobile home parks.

TABLE 22
CITY OF CARSON: MOBILE HOME PARK SURVEY
AVERAGE RENT (AS OF MAY 10, 1989) FOR SPACE

<u>Average Rent</u>	<u>Number of Parks</u>
< \$100	2
\$100 to \$119	1
\$120 to \$139	3
\$140 to \$159	6
\$160 to \$179	4
\$180 to \$199	2
\$200 to \$219	1
\$220 to \$239	3
\$240 to \$259	0
\$260 to \$274	1
\$280 to \$299	0
\$300+	1
	24*

Source: Mobile Home Park Survey, January to February 1989, conducted by Castañeda & Associates.

* Information not available for the other four mobile home parks.



1. BEL ABBEY MOBILEHOME PARK
2. RANCHO DOMINGUEZ MOBILE ESTATES
3. MACK'S TRAILER LODGE
4. CARSON HARBOR VILLAGE MOBILEHOME PARK
5. COLONY COVE MOBILE ESTATES
6. VISTA DEL LOMA MOBILE ESTATES
7. IMPERIAL AVALON MOBILE ESTATES
8. IMPERIAL CARSON MOBILE ESTATES
9. BEL-AIRE PARK
10. CARSON GARDENS TRAILER LODGE
11. NU-WAY MOBILEHOME PARK
12. PARK GRANADA TRAILER LODGE
13. SHANGRI-LODGE MOBILEHOME PARK
14. FLAMINGO GARDENS TRAILER PARK
15. AVALON CARSON MOBILEHOME PARK
16. PARK AVALON MOBILE ESTATES
17. VERA CARSON MOBILEHOME ESTATES
18. COUNTRY ESTATES MOBILEHOME PARK
19. PARADISE TRAILER LODGE
20. LITTLE DUDE TRAILER PARK
21. CITATION MOBILEHOME PARK
22. LACO MOBILEHOME PARK
23. OCEAN VILLA MOBILEHOME PARK
24. EL RANCHO MOBILEHOME PARK
25. E&L TRAILER PARK
26. RAY MAR TRAILER PARK
27. DOMINGUEZ TRAILER PARK
28. SHADY NOOK TRAILER PARK

Mobile Home Parks
CARSON HOUSING ELEMENT

IV. PROGRESS REPORT

INTRODUCTION

Section 65588(a) provides that each local government shall review its housing element as frequently as appropriate to evaluate the following:

- (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- (3) The progress of the city, county, or city and county, in implementation of the housing element.

Such an evaluation would focus on the following:

- (a) "Effectiveness of the element" (Section 65588 (a) (2)): A comparison of the actual results of the earlier element with its goals, objectives, policies and programs. The results should be quantified where possible (e.g., rehabilitation results), but may be qualitative where necessary (e.g., mitigation of government constraints).
- (b) "Progress in implementation" (Section 65583 (a) (3)): An analysis of the significant differences between what was projected or planned in the earlier element and what was achieved.
- (c) "Appropriateness of goals, objectives and policies" (Section 65588 (a) (1)): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.

ELEMENT EFFECTIVENESS/RESULTS

The City's current Housing Element was adopted on December 1984. Table 23 lists all of the implementation actions and planned objectives contained in the 1984 Housing Element. Additionally, each is analyzed in terms of the level of achievement and the future status of each is identified.

**TABLE 23
CITY OF CARSON
1984-1989 HOUSING PROGRAM**

Implementation Action	Planned Objective	Level of Achievement	Future Status
GOAL 1: THE CITY SHALL SEEK TO PROVIDE AN ADEQUATE SUPPLY OF ALL TYPES OF HOUSING FOR ALL ECONOMIC SEGMENTS OF THE COMMUNITY			
1. Require relocation Impact reports of mobilehome park owners contemplating closure or change of use and shall continue the Mobilehome Park Rent Review Board's operation.	To protect existing mobilehome park spaces.	Relocation Impact reports (RIR) are required prior to all requests for mobilehome park closures. The zoning ordinance sections dealing w/ RIR requirements are currently being revised. Mobilehome park rent control is also in place.	Continue implementation
2. Encourage residential developers of infill sites to investigate the feasibility of developing the property with relocated units, factory-built housing or mobilehomes.	10-15 units over the five-year planning period.	One factory built unit was constructed. No relocated units or mobilehomes were located on infill sites.	Continue implementation
3. Require handicapped access in new housing developments.	10 units over the five-year planning period.	Handicapped access was required for all apartment projects.	Continue implementation for apartment projects only
4. Grant a density bonus or other incentives of equivalent financial value, if a developer agrees to set aside at least 25% of the total units of a housing development for low- or moderate-income families.	10-20 units for low- or moderate-income families over the five-year planning period.	No low and moderate income units were developed as part of a density bonus program.	Continue implementation
5. Make available to developers construction loans at below market interest rates if a specified percentage of proposed units are set aside for low- or moderate-income families.	Lower development costs will result in housing for low- or moderate-income households.	No below market rate construction loans for the development of low and moderate income units were made available to developers.	Continue implementation and begin to use 20% set-aside of re-development funds to assist in accomplishing obj.
6. Develop affordable low- or moderate-income housing for senior citizens, and families.	250 units for low- or moderate-income families or senior citizens over the five-year planning period.	No low and moderate income units were developed.	Proposed 150 units
7. Give application processing priority and fee reductions to any developer who sets aside a percentage of the proposed development for low- or moderate-income families.	Reducing time and cost in application processing will translate to a saving for the developer and ultimate householder.	Program to reduce processing time and fee is in place.	Continue implementation

TABLE 23 (Cont.)
GOAL 1: THE CITY SHALL SEEK TO PROVIDE AN ADEQUATE SUPPLY OF
ALL TYPES OF HOUSING FOR ALL ECONOMIC SEGMENTS OF THE COMMUNITY
(Continued)

Implementation Action	Planned Objective	Level of Achievement	Future Status
8. Consider a land write-down or other financial assistance to any developer proposing a specified percentage of the total housing units for low- and moderate-income families.	10-20 units over the five-year planning period.	No developer proposed low and moderate income housing; therefore, no developers were eligible to take advantage of financial assistance for the provision of low and moderate income housing.	Continue implementation and begin to use 20% set-aside of re-development funds to assist in accomplishing objective.
9. Prepare an ordinance requiring a relocation impact report of proponents desiring to convert rental housing to a condominium or stock cooperative ownership.	The preservation of rental housing for low- or moderate-income families.	Although no ordinance has been developed, no requests have been made to convert rental housing to condominiums or stock cooperatives.	Abandon program as there are no pressures for conversion
10. Consider the feasibility of creating a public housing authority and the formation of limited or fully-equity housing cooperatives.	A housing authority or equity cooperatives may result in increasing the number of low- and moderate-income units.	A Housing Commission was considered but not established at this time.	Abandon program as there is no projected future need.
11. Consider rehabilitation of 40 sub-standard units.	Agency sold mortgage revenue bonds to provide permanent, long term, fixed rate financing.	Rehabilitation completed and occupied by first-time buyers.	Completed in 1986.
12. Consider existing fund for senior housing development through Redevelopment Agency.	Fund established.	RFQ's for developer prepared.	Projects of finalists to be reviewed; selection of developers in summer of 1989.

TABLE 23 (Cont.)
GOAL 2: THE CITY SHALL ASSURE THE IMPROVEMENT AND MAINTENANCE
OF THE EXISTING STOCK WHILE PRESERVING AFFORDABILITY

Implementation Action	Planned Objective	Level of Achievement	Future Status
1. Expand the City's rehabilitation efforts using existing grant and loan funds.	An average of 75-100 dwellings per year shall undergo rehab.	Substandard units rehab.	Continue obj. and use 20% set-aside.
2. Provide information to all residents regarding available home rehabilitation programs through marketing and promotional literature.	To solicit more participation in the City's rehabilitation programs.	Marketing and promotional literature is provided.	Continue implementation
3. Require that all building and zoning codes are enforced in order to protect the health, safety and general welfare of the occupants and neighbors.	To increase rehabilitation of housing units in need while keeping costs reasonable.	All building and zoning codes are enforced.	Continue implementation
4. Require rehabilitation projects to include visible exterior improvements to the residential structure in an effort to promote the rehabilitation program.	Exterior improvements will demonstrate to the public viewer the value of rehabilitation and will foster additional participation.	Visible exterior improvements are required in rehabilitation projects.	Continue implementation
5. Promote self-help programs for the preventive maintenance and rehabilitation of homes.	Low cost rehabilitation which improves the structure with limited government financial involvement.	Self-help programs for maintenance and rehabilitation are in place and requirements are being strengthened.	Continue implementation
6. Continue to address substandard building and property conditions and seek voluntary compliance.	Removal of blighting influences from neighborhoods.	Program enforced and additional property rehabilitation inspector was hired to correspond with the increased caseload.	Continue implementation
7. Conduct inspections of all mobile-home parks to determine the extent of substandard dwelling conditions and institute programs to correct deficiencies.	To preserve or replace mobile-home coaches and trailers in an effort to retain this alternative housing stock.	Inspections have not been conducted for several yrs.	Abandon program as the state law relating to this implementation action no longer exists
8. Conserve existing housing.	To conserve existing housing, much of which can be categorized as affordable, for low and moderate income families.	Implementation action in place as city policy.	Continue implementation and begin to use 20% set-aside of redevelopment funds to assist in accomplishing objective

TABLE 23 (CONT.)
GOAL 3: THE CITY SHALL MAINTAIN AND ENHANCE NEIGHBORHOOD QUALITY

Implementation Action	Planned Objective	Level of Achievement	Future Status
1. Monitor the capital improvements program in order to identify capital needs such as streets, sidewalks and community facilities.	To improve the appearance and functional integrity of residential areas.	Capital improvement programs are currently monitored.	Continue implementation
2. Ensure that newly constructed residences and relocated dwellings are compatible with the existing character of the neighborhood.	To create architecturally harmonious residential areas.	The Zoning Ordinance contains provisions for relocated units to ensure their compatibility w/ the neighborhood.	Continue implementation
3. Prepare a property maintenance ordinance to preserve neighborhood appearance, protect property values and prevent health and safety hazards.	To maintain and improve the physical appearance of all neighborhoods and preclude detractive elements.	Property maintenance ordinance is in place.	Continue implementation
4. Continue the "Carson Beautiful" program to stimulate voluntary maintenance and landscaping of residential properties.	To maintain and improve neighborhood appearance.	Program is very successful at encouraging property revitalization.	Continue implementation and expand efforts
5. Continue the neighborhood-oriented safety and security programs.	To improve safety conditions in all neighborhoods and remove the element of crime.	Carson Anti-Crime Round-Table is a developing program.	Continue implementation

TABLE 23 (Cont.)
GOAL 4: THE CITY SHALL ENSURE EQUAL ACCESS AND HOUSING OPPORTUNITY
FOR ALL OF ITS CITIZENS

Implementation Action	Planned Objective	Level of Achievement	Future Status
1. Make residents and real estate brokers aware of equal housing laws and resources available to them when affected by discrimination due to race, religion, sex, marital status, ancestry, national origin, or color.	To make housing opportunities available to all citizens.	Program in place and enforced through the Fair Housing Foundation.	Continue Implementation
2. Monitor the availability of home mortgage funds in all areas of the City to ensure that no homes are "redlined".	To increase the supply of mortgage funds at reasonable market rates.	The availability of mortgage funds is currently monitored.	Continue to monitor reports from the CRA and financial institutions
3. Determine whether Carson households are paying equitable insurance rates for comparable coverage.	To make available insurance programs at reasonable market rates so that housing is adequately protected against damage.	Implementation action not in place.	State programs are being developed to deal with this program.

TABLE 23 (Cont.)
GOAL 5: THE CITY SHALL STRIVE TO REDUCE ENERGY USE IN ORDER
TO CONSERVE RESOURCES AND MAINTAIN HOUSING AFFORDABILITY

Implementation Action	Planned Objective	Level of Achievement	Future Status
1. Require all new residential developments to conform to the energy conservation statutes of Title 24 of the California Administrative Code.	To reduce energy loss as a result of inferior conservation measures.	Title 24 requirements are in place.	Continue Implementation
2. Urge the public utility companies to continue their public awareness campaigns which have resulted in substantial reductions in energy consumption.	To motivate citizens to conserve energy.	Energy conservation methods are currently supported by the City.	Continue Implementation
3. Work with residential developers to encourage passive solar features such as attention to building orientation, landscaping and building color.	To lower energy costs and, therefore, housing costs by utilizing an unlimited resource.	State law requirements are enforced.	Continue Implementation

COMMUNITY DEVELOPMENT BLOCK GRANT REVIEW

In the year between July 1, 1987 and June 30, 1988, the City of Carson received \$1,089,601 in Community Development Block Grant monies as follows:

<u>Activity/Program Category</u>	<u>Amount</u>
Residential Rehabilitation	\$217,002
Public Works	\$515,000
Public Services	\$140,771
Planning and Management	\$110,528
Grant Administration	<u>\$106,300</u>
Total:	\$1,089,601

Carson has identified as major objectives the five activity/program categories listed above. An assessment of the utilization of these funds shows that:

- In the area of Residential Rehabilitation, forty-two (42) single-family dwelling units were rehabilitated. Staff also assisted nineteen (19) homeowners in reconveyances, which resulted in program income of \$87,650. In addition, the sale of a rehabilitation demonstration house resulted in program income of \$109,900. Moreover, staff provided technical assistance or housing rehabilitation information to approximately seventy-five (75) interested residents.
- In the area of Equal Housing Opportunities, the City contracted with the Fair Housing Foundation of Long Beach to provide various equal housing opportunity services. In addition, Council proclaimed April as FAIR HOUSING MONTH.
- In the area of Public Improvements, the proposed street improvements, including sidewalks, curbs, gutters and driveway aprons, in Area 8, Phase 1 and 3 (Census Tract 5438.02, Block Group 4, 5 and 6) are scheduled to be completed in 1989.
- In the area of Public Social Services, each CDBG funded activity, the Child Guidance Program and the Employment Service Center, met or exceeded respective program objectives.
- In the area of Planning and Administration support, selected studies and surveys were undertaken which resulted in the selection of additional streets to be addressed in the next phase of the City's Neighborhood Pride Program, single family residential rehabilitation, and the proposing of Area 7 (Census Tract 5438.01) for 14th year CDBG public improvements funding.

With respect to administrative support, staff monitors all CDBG funded activities and submits HUD reports as required. In the aggregate, at least 51% of all CDBG funds expended during the reporting period were for activities which met the national objectives of benefit to low and moderate income persons. The City's CDBG Application for the 1988-1989 Program Year has the following community development objectives:

1. To improve the housing stock of the City by providing loans and grants to low and moderate income persons living in designated areas of the City.
2. To encourage neighborhood pride in designated areas of the City by providing additional maintenance services and other incentives.
3. To provide public improvements in eligible areas including street reconstruction, curb, gutter, sidewalks, etc.
4. To ensure equal access and opportunity for housing for all residents of the City by providing assistance to community organizations having expertise in these areas and through enforcement of all housing laws.
5. To provide public social services to low and moderate income residents, especially those in and around designated areas of the City. These services include child guidance and employment services.
6. To provide planning and administrative support to community development activities of the City.

The proposed revenue allocations/use of funds for the 1988-1989 program year and their relationship to the previous year's funds are shown below:

**TABLE 24
COMMUNITY DEVELOPMENT BLOCK GRANT SUMMARY**

Activity/Program Category	1987-1988 Amount	1988-1989 Amount	Change from 1987-1988 to 1988-1989
Residential Rehabilitation	\$217,002	\$121,304	- \$95,698
Public Works	\$515,000	\$553,000	+ \$38,000
Public Services	\$140,771	\$154,772	+ \$14,001
Planning and Management	\$110,528	\$207,268	+ \$96,740
Grant Administration	<u>\$106,300</u>	<u>-----</u>	<u>- \$106,300</u>
Total:	\$1,089,601	\$1,036,344	- \$53,257

V.
GOALS AND POLICIES

INTRODUCTION

This section presents the goals, objectives and policies of the Housing Element. The purpose of this section is to establish general and specific guidelines for City actions to meet the following requirements of state law:

A statement of community goals, quantified objectives, and policies relative to the maintenance, improvement and development of housing.

STATEWIDE GOALS

Carson supports and endorses the statewide housing goal ". . . of a decent home and a satisfying environment for every Californian . . ." In addition, the City supports and endorses the five goals incorporated in present State law pertaining to the manner in which the actions of the City of Carson must be directed so that there is adequate provision for the housing needs of all economic segments. These statewide goals are summarized below:

- Statewide Goal 1:** Conserve and improve the condition of the existing standard affordable housing stock.
- Statewide Goal 2:** Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- Statewide Goal 3:** Identify adequate housing sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups.
- Statewide Goal 4:** Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.
- Statewide Goal 5:** Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.

GOALS AND POLICIES

Goal No. 1

The City shall seek to provide an adequate supply of all types of housing for all economic segments of the community.

It is the policy of the City to:

1. Promote a variety of housing types, prices and tenure to satisfy community demands and needs.
2. Preserve and expand the supply of low- and moderate-income housing.
3. Promote the availability of housing which meets the special needs of the elderly, handicapped and large families.

Goal No. 2

The City shall assure the improvement and maintenance of the existing housing stock while preserving affordability.

It is the policy of the City to:

1. Ensure that housing meets all applicable code requirements, without imposing unnecessary costs.
2. Prevent housing deterioration by encouraging the maintenance of sound housing and the repair of substandard conditions.
3. Remove dilapidated housing which is a health or safety hazard.
4. Conserve existing housing stock to the maximum extent possible.

Goal No. 3

The City shall maintain and enhance neighborhood quality.

It is the policy of the City to:

1. Improve environmental and aesthetic quality in residential neighborhoods.
2. Assure residential safety and security.

Goal No. 4

The City shall ensure equal access and housing opportunity for all of its citizens.

It is the policy of the City to:

1. Identify and eliminate housing discrimination.
2. Ensure the availability of mortgage financing and equitable home insurance premiums.

Goal No. 5

The City shall strive to reduce energy use in order to conserve resources and maintain housing affordability.

It is the policy of the City to:

1. Educate the public in the area of energy conservation.
2. Promote the use of alternative energy sources.
3. Implement State legislation in accordance with Title 24 of the California Administrative Code.

VI. HOUSING PROGRAM

FIVE-YEAR HOUSING PROGRAM

Local housing elements, pursuant to State law must include a 5-Year Housing Program indicating the specific actions to be implemented. The Table on the following pages is the 5-Year Housing Program and is organized as follows:

- Major City Goal
- Implementation Action
- Planned Objective
- Agency Responsible

**TABLE 25
CITY OF CARSON
1989-1994 HOUSING PROGRAM**

**GOAL 1: THE CITY SHALL SEEK TO PROVIDE AN ADEQUATE SUPPLY OF
ALL TYPES OF HOUSING FOR ALL ECONOMIC SEGMENTS OF THE COMMUNITY**

Implementation Action	Planned Objective	Agency Responsible
1. Require relocation impact reports of mobilehome park owners contemplating closure or change of use and continue the Mobile-home Park Rent Review Board's operation.	Ensure appropriate mitigation of impacts to closures of mobile-home parks.	City Administrator's Office and/or Community Development Dept.
2. Allow residential developers of infill sites to use relocated units, factory-built housing or mobile-homes in accordance with State law and current zoning regulations.	10-15 units over the five-year planning period.	Community Development Dept. (all divisions).
3. Require handicapped access in new apartment developments in accordance with State law.	10 units over the five-year planning period.	Community Development Dept., Building and Safety Division
4. Grant a density bonus or other incentives of equivalent financial value, if a developer agrees to set aside at least 25% of the total units of a housing development for low- or moderate-income families.	10-20 units for low- or moderate-income families over the five-year planning period.	Community Development Dept. (all divisions).
5. Make available to developers incentives so that a percentage of proposed units are set aside for low- or moderate-income families.	Lower development costs will result in housing for low- or moderate-income households.	Community Development Dept. (all divisions) and/or Finance and Administration Department.
6. Develop affordable low- or moderate-income housing for senior citizens, and families.	150 units for low- or moderate-income families or senior citizens over the five-year planning period.	Community Development Dept., Redevelopment Division.
7. Give application processing priority and fee reductions to any developer who sets aside a percentage of the proposed development for low- or moderate-income families.	Reducing time and cost in application processing will translate to a saving for the developer and ultimate householder.	Community Development Dept., (all divisions)

**GOAL 1: THE CITY SHALL SEEK TO PROVIDE AN ADEQUATE SUPPLY OF
ALL TYPES OF HOUSING FOR ALL ECONOMIC SEGMENTS OF THE COMMUNITY
(Continued)**

Implementation Action	Planned Objective	Agency Responsible
8. Consider a land write-down or other financial assistance for any developer proposing a specified percentage of the total housing units for low- and moderate-income families.	10-20 units over the five-year planning period.	Community Development Dept., Redevelopment Division

**GOAL 2: THE CITY SHALL ASSURE THE IMPROVEMENT AND MAINTENANCE
OF THE EXISTING STOCK WHILE PRESERVING AFFORDABILITY**

Implementation Action	Planned Objective	Agency Responsible
1. Expand the City's rehabilitation efforts using existing grant and loan funds.	An average of 75-100 dwellings per year shall undergo rehabilitation.	Community Development Dept., Redevelopment Division.
2. Provide information to all residents regarding available home rehabilitation programs through marketing and promotional literature.	To solicit more participation in the City's rehabilitation housing programs.	Community Development Dept., Redevelopment Division.
3. Require that all building and zoning codes are enforced in order to protect the health, safety and general welfare of the occupants and neighbors.	To increase rehabilitation of housing units in need while keeping costs reasonable.	Community Development Dept., (all divisions)
4. Require rehabilitation projects to include visible interior and exterior improvements to the residential structure, as may be needed in an effort to promote the rehabilitation program.	Exterior improvements will demonstrate to the public viewer the value of rehabilitation and will foster additional participation.	Community Development Dept., Redevelopment Division.
5. Promote self-help programs for the preventive maintenance and rehabilitation of homes.	Low cost rehabilitation which improves the structure with limited government financial involvement.	Public Works Department, Parks and Recreation Department and/or Community Development Dept.
6. Continue to address substandard building and property conditions and seek voluntary compliance.	Removal of blighting influences from neighborhoods.	Community Development Dept., Building and Safety Division.
7. Conduct inspections to preserve mobile home parks. During these inspections, determine the extent of substandard dwelling conditions and institute programs to correct deficiencies.	To preserve or replace mobile-home coaches and trailers in an effort to retain this alternative housing stock.	Community Development Dept., Building and Safety Division and Redevelopment Division.
8. Conserve existing housing.	To conserve existing housing, much of which can be categorized as affordable, for low and moderate income families.	Community Development Dept., (all divisions).

GOAL 3: THE CITY SHALL MAINTAIN AND ENHANCE NEIGHBORHOOD QUALITY

Implementation Action	Planned Objective	Agency Responsible
1. Monitor the capital improvements program in order to identify capital needs such as streets, sidewalks and community facilities.	To improve the appearance and functional integrity of residential areas.	City Administrator's Office, Public Works Department, Parks and Recreation Department and Community Development Dept., (all divisions).
2. Ensure that newly constructed residences and relocated dwellings are compatible with the existing character of the neighborhood.	To create architecturally harmonious residential areas.	Community Development Dept., (all divisions).
3. Continue to enforce the property maintenance provision of Chapter 99 of the City Building Code to preserve neighborhood appearance, protect property values and prevent health and safety hazards.	To maintain and improve the physical appearance of all neighborhoods and preclude detractive elements.	Community Development Dept., Building and Safety Division.
4. Continue the "Carson Beautiful" program to stimulate voluntary maintenance and landscaping of residential properties.	To maintain and improve neighborhood appearance.	Environmental Commission and Community Development Dept., Planning Division.
5. Continue the neighborhood-oriented safety and security programs.	To improve safety conditions in neighborhoods and remove the elements of crime.	Los Angeles County Sheriff's Dept., Los Angeles County Fire Dept., and Community Safety Dept.

**GOAL 4: THE CITY SHALL ENSURE EQUAL ACCESS AND HOUSING OPPORTUNITY
FOR ALL OF ITS CITIZENS**

Implementation Action	Planned Objective	Agency Responsible
1. Enforce Federal Fair Housing laws.	To make housing opportunities available to all citizens.	Community Development Dept., Redevelopment Division and the Fair Housing Foundation of Long Beach.
2. Monitor the availability of home mortgage funds in all areas of the City to ensure that no homes are "redlined".	To increase the supply of mortgage funds at reasonable market rates.	Community Development Dept., Redevelopment Division.
3. Determine whether Carson households are paying equitable insurance rates for comparable coverage.	To make available insurance programs at reasonable market rates so that housing is adequately protected against damage.	Community Development Dept., Redevelopment Division.

**GOAL 5: THE CITY SHALL STRIVE TO REDUCE ENERGY USE IN ORDER
TO CONSERVE RESOURCES AND MAINTAIN HOUSING AFFORDABILITY**

Implementation Action	Planned Objective	Agency Responsible
1. Require all new residential developments to conform to the energy conservation statutes of Title 24 of the California Administrative Code.	To reduce energy loss as a result of inferior conservation measures.	Community Development Dept., Building and Safety Division and Redevelopment Division.
2. Support public utility companies to continue their public awareness campaigns which have resulted in substantial reductions in energy consumption.	To motivate citizens to conserve energy.	City Administrator's Office, Public Information Section.
3. Work with residential developers to encourage passive solar features such as attention to building orientation, landscaping and building color.	To lower energy costs and, therefore, housing costs by utilizing an unlimited resource.	Community Development Dept., (all divisions).

PLANNED OBJECTIVE IN HOUSING UNITS

As previously discussed in this document, the Regional Housing Needs Assessment (RHNA) utilizes a six and one-half (6-1/2) year period for housing projection purposes. This period of time is from January 1, 1988 through June 30, 1994, and it includes a one and one-half (1-1/2) year "Gap" period that must be added to the five (5) year housing projection period utilized in the City's Housing Element.

The RHNA projects a "Future Need" of residential housing units for the City as 2,483 units. During the January 1, 1988 through June 30, 1994 period, the City of Carson estimates a potential for 1,400 residential units, as shown in Table 26.

TABLE 26
CITY OF CARSON: PLANNED RESIDENTIAL HOUSING
UNITS FOR THE JANUARY 1, 1988 THROUGH JUNE 30, 1994 TIME PERIOD

<u>Estimated Time Periods</u>	<u>Type of Construction</u>	<u>Number of Units</u>
January 1, 1988 through May 1, 1989	Building and Safety Division reports that building permits for 132 residential units have been issued.	132
May 1989, through September 1990	Redevelopment Division reports that a total of 354 residential units have been approved for development and are currently in the plan checking stage.	354
July 1, 1989 through June 30, 1994	Based on estimates of vacant and underutilized land in the Vacant Land Survey, the consultant estimates a potential of 914 residential units	914
Total Potential Units:		1,400

Source: Table computation by the City of Carson Community Development Department.

SUMMARY OF QUANTITATIVE OBJECTIVES

A summary list is provided below of the City's numerical targets during the Housing Element planning period:

1. Conservation of an estimated 2,900 housing units in mobile home parks, Section 8 rental assisted units and other subsidized development.
2. Rehabilitation of 500 substandard dwelling units during the next five years.
3. Construction of 1,400 new housing units during the gap and 5-year planning period.
4. Development of 215 new housing units for low and moderate income households (included in 1,400 unit total).
5. Construction of 10 dwelling units specifically designed for handicapped access (included in 1,400 unit total).
6. Complete a land use survey to determine whether there are additional sites suitable for residential development that could support an additional 1,000 housing units over the next five years.

VII.
INTERNAL CONSISTENCY

INTRODUCTION

This section of the Housing Element provides a brief description of the consistency between the updated Housing Element and other elements of the General Plan.

Land Use Element

The Land Use Element of the General Plan provides three residential land use designations:

- Low Density: the low density residential areas are intended to provide for the establishment, expansion and preservation of single-family detached dwellings and such other activities considered harmonious with such low density residential development.

Standard: Maximum of eight dwellings per net acre.

- Medium Density: the medium density residential areas are intended to provide for the establishment, expansion and preservation of multiple dwelling units, single-family dwellings and such other activities considered harmonious with such medium density development.

Standard: Maximum of twelve dwelling units per net acre.

- High Density: the high density residential areas are intended to provide for multiple dwelling units, combinations of multiple- and single-family dwellings and such other activities considered harmonious with such high density development.

Standard: Maximum of twenty-five dwelling units per net acre.

The Land Use Element contains several goals for residential development, including:

1. Residential areas should be organized into distinct districts and located in harmonious relationship with other adjacent or nearby land use activities.
2. Housing should be provided for a variety of income groups.
3. Residential areas should be served with schools, adequate parking, recreational parks and shopping areas in close proximity.
4. Residential areas should be protected from noise, odor, smoke and excessive traffic.

Open Space Element

The Open Space Element is limited in scope by the range of open space preservation opportunities which actually exist in Carson due, in large measure to Carson's location, geography and industrial character. Since the City has no rivers, coastal beaches, lakes, forests and areas of outstanding scenic value, open space in the City is limited to:

- The linear areas formed by the utility easements throughout the City.
- The public rights-of-way in the City's major arterial street system.
- The parks and playgrounds comprising the City's parks and recreation system.
- The areas in the City still being devoted to agricultural use.
- The land-fill and reclamation areas in which organic materials have been deposited over the years. Many of these areas are unsuitable for development without significant corrective action to mitigate land-fill gas and ground subsidence problems.

The Open Space Element contains one goal directly related to housing:

"Increase neighborhood open and recreational space such as increasing open space requirements for multi-family dwelling units."

Public Services and Facilities Element

This element of the Carson General Plan contains background information on public services and facilities in the City. No goals/objectives or background information directly related to housing are contained in this Element.

Recreation Element

The primary focus of the Recreation Element is to provide a parks and recreation system which satisfies the recreational and leisure-time needs of the residents of Carson. No information directly related to housing is contained in this Element.

Circulation Element

The basic goal of the Circulation Element is to provide a balanced transportation system for the safe and efficient movement of vehicles and pedestrians. The Bicycle Facilities section of the Circulation Element describes the master plan of bicycle facilities in the City. Although several goals of this element relate to residential development, none directly relate to the Housing Element.

Safety Element

Public safety includes protection from fires, crime, geologic hazards, flooding and earthquakes and emergency evacuation plans. Several landfills are located in the City of Carson, which are monitored quarterly for landfill gases. Residential development on and around landfills is regulated by the State Department of Health Services.

Seismic Safety Element

The Seismic Safety Element is designed to reduce loss and injuries that may result from earthquakes and other geologic events. The Alquist-Priolo Geologic Hazard Zones Act (California Public Resources Code) ensures that research is done to prepare special study zone maps delineating all active fault zones in the State of California and establishing a one-eighth mile wide construction zone on each side of the faults. To the extent consistent with the Act, all new construction within that area, except those structures specifically exempted, require a geology report since research conducted by the Division of Mines and Geology has established a realistic necessity for this requirement. The Seismic Safety Element designates two (2) special study zones within the City which correspond to the Avalon-Compton fault zone and the Cherry Hill fault zone. The Avalon-Compton fault zone contains some residential development.

Noise Element

Many of Carson's residential neighborhoods, on the whole, are not greatly impacted by noisy areas. Major sources of noise are the freeways, major arterial streets and railroads. The Intermodal Container Transfer Facility (ICTF) on Alameda generates significant noise, the Compton airport does not generate a significant high level of noise, but there is some intrusion of noise from the airport at Long Beach.

Historic Preservation Element

This is an optional element of the General Plan. The Historic Preservation Element is intended to identify historic resources that may exist within the community and suggest ways to preserve these resources. No background information on goals directly related to housing are provided.

Fine Arts Element

The Fine Arts Element of the Carson General Plan contains goals and policies to foster artistic and cultural development within the community; no information specific to housing is contained in this element.

Conservation Element

The goal of the Conservation Element is to preserve, protect and improve Carson's environment and ensure that adequate resources are available in the future. In addition to general goals related to the quality of life for the residents of Carson, the Element contains the following goals which are directly related to housing.

- Ensure and make available the proper mixture of housing for the people working in the City of Carson.
- Programs should be encouraged which clean up visual pollution from . . . deteriorating . . . residential areas.

Scenic Highway Element

There are no designated scenic highways in the City of Carson, although the City has adopted as one of its objectives the beautification of views along its roads. There are no policies in the Scenic Highway Element that relate directly to housing.

Parkway Element

The Parkway Element of the Carson General Plan contains a plan to ensure the maximum utilization of parkway strips as a means of beautifying the overall view from the streets and highways and screening traffic from adjacent land uses. No goals specific to housing are contained in the Parkway Element.

VIII. APPENDICES

PAGE 1 STF4 POPULATION A CALIFORNIA

PLACE - CARSON CITY

POPULATION SAMPLE (1) 100% (3)

TOTAL 81221 81221
HOUSEHOLD 80921 80905
GROUP QUARTERS 300 316

INSIDE UA (7) 81221 100.0
OUTSIDE UA
IN PLACE 0 .0
RURAL FARM 0 .0
RURAL NONFARM 0 .0

SPANISH ORIGIN BY RACE (13)

SPANISH ORIGIN
WHITE 8782
BLACK 212
IND, ESK & ALEUT 232
ASIAN & PAC ISL. 1126
OTHER 8661
TOTAL SPANISH 19013

LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH (18)

SPEAK ONLY ENGLISH 53990 71.6 %

	SPEAK ENGLISH				TOTAL
	VERY WELL	WELL	NOT WELL	NOT AT ALL	
INDIAN & ALASKAN	48	17	12	0	77
CHINESE	25	16	46	13	100
FRENCH	294	59	5	0	358
GERMAN	191	55	0	0	246
GREEK	16	0	0	0	16
ITALIAN	66	39	15	0	120
JAPANESE	188	189	53	0	430
KOREAN	118	319	310	57	804
PHILIPPINE	2634	1606	298	23	4561
POLISH	8	0	0	0	8
PORTUGUESE	46	0	15	0	61
RUSSIAN	0	0	0	0	0
SPANISH	6237	3442	1835	683	12197
VIETNAMESE	39	113	12	21	185
YIDDISH	0	0	0	0	0
OTHER	1342	588	254	16	2200
TOTAL	11252	6443	2855	813	21363
%	52.7	30.2	13.4	3.8	

RACE (11)

WHITE 34858
BLACK 23879
AMERICAN INDIAN 849
ESKIMO 0
ALEUT 0
JAPANESE 1302
CHINESE 303
FILIPINO 7263
KOREAN 945
ASIAN INDIAN 81
VIETNAMESE 190
HAWAIIAN 196
GUAMANIAN 266
SAMOAN 1932
OTHER ASIAN 153
OTHER 9004

CHILDREN EVER BORN (21)

	FEMALES 15-44	%
NONE	8582	42.1
1	2770	13.6
2	3890	19.1
3	2358	11.6
4	1290	6.3
5	840	4.1
6	384	1.9
7+	274	1.3

ACREAGE OF PROPERTY & FARM RESIDENCE (25,26)

	PERSONS	%	HOUSEHOLDS
CITY OR SUBURBAN LOT OR PLACE OF < 1 ACRE	75899	93.8	21047
PLACE OF 1 TO 9 ACRES:			
RURAL FARM	0	.0	0
NONFARM	2903	3.6	1037
PLACE OF 10+ ACRES:			
RURAL FARM	0	.0	0
NONFARM	2119	2.6	809

PERSONS IN FAMILY BY FAMILY INCOME (23,24)

NOT OF SPANISH ORIGIN (13)

WHITE 26076
BLACK 23667
IND, ESK & ALEUT 617
ASIAN & PAC ISL. 11505
OTHER 343

FAMILY INCOME	2	3	4	5	6	7+	TOTAL
\$ < 5,000	327	96	170	100	9	63	765
\$ 5,000 - 9,999	677	249	226	188	113	78	1531
\$10,000 - 14,999	733	529	278	153	110	175	1978
\$15,000 - 19,999	817	511	428	307	175	159	2397
\$20,000 - 24,999	707	498	733	530	230	247	2945
\$25,000 - 34,999	1094	1032	1273	868	432	450	5149
\$35,000 - 49,999	641	793	842	598	346	316	3536
\$50,000 - 74,999	123	157	259	204	127	105	975
\$75,000 +	10	46	27	25	7	33	148
MEDIAN	20077	25638	26823	27540	27636	26865	

TOTAL POPULATION 81221

POPULATION BY AGE (1,2,5,6)

AGE	TOTAL	MALE	FEMALE
0 - 2	3523	1725	1798
3 - 4	2345	1204	1141
5	1216	684	532
6	1138	631	507
7 - 9	4299	2126	2173
10 - 11	3813	1971	1842
12 - 13	3404	1650	1754
14	2062	1070	992
15	2158	1054	1104
16 - 17	4131	2090	2041
18	1762	940	822
19	1670	795	875
20	1491	853	638
21	1405	767	638
22 - 24	3491	1676	1815
25 - 29	5819	2761	3058
30 - 34	6386	2987	3399
35 - 39	5905	2851	3054
40 - 44	5556	2612	2944
45 - 49	4755	2344	2411
50 - 54	4214	2129	2085
55 - 59	3880	1906	1974
60 - 61	1177	531	646
62 - 64	1366	685	681
65 - 69	1817	864	953
70 - 74	1195	527	668
75 - 79	596	241	355
80 - 84	397	150	247
85 +	250	91	159
TOTAL	81221	39915	41306
MEDIAN	27.3	26.3	28.2

HOUSEHOLD & FAMILY SIZE (3,4,7,8)

FAMILIES		HOUSEHOLDS	
	%		%
1		2842	12.4
2	5129 26.4	5345	23.3
3	3911 20.1	4008	17.5
4	4236 21.8	4328	18.9
5	2973 15.3	3021	13.2
6	1549 8.0	1631	7.1
7 +	1626 8.4	1718	7.5
TOTAL	19424	22893	

NATIVITY & CITIZENSHIP (9)

NATIVE	67667
FOREIGN BORN:	
NATURALIZED	5060
NOT A CITIZEN	6494

YEAR OF IMMIGRATION (10)

1975-1980	3685
1970-1974	3485
1965-1969	2229
1960-1964	1350
1950-1959	1496
PRE 1950	1309

MARITAL STATUS (12)

	MALE		FEMALE	
		%		%
SINGLE	9329	32.3	7967	26.1
MARRIED	17062	59.1	17186	56.2
SEPARATED	492	1.7	997	3.3
WIDOWED	469	1.6	2080	6.8
DIVORCED	1502	5.2	2337	7.6

PLACE OF BIRTH (25)

BORN IN STATE	35421
BORN OUT OF STATE:	
NORTHEAST	3390
N. CENTRAL	6328
SOUTH	14865
WEST	4013
BORN ABROAD AT SEA	1650
FOREIGN BORN	13554

HOUSEHOLD TYPE & RELATIONSHIP & TYPE OF GROUP QUARTERS
(POPULATION AGE 60 AND OVER) (16)

	60-64	65-74	75+	TOTAL
FAMILY HOUSEHOLD:				
HOUSEHOLDER	1138	1115	294	2547
SPOUSE	802	749	137	1688
OTHER RELATIVE	235	496	373	1104
NONRELATIVE	13	38	25	76
NONFAMILY HOUSEHOLD:				
HHOLDER LIVING ALONE	309	464	234	1007
HHOLDER NOT LIVING ALONE	28	46	4	78
NONRELATIVE	7	38	10	55
GROUP QUARTERS:				
HOME FOR THE AGED	6	52	156	214
OTHER INSTITUTION	0	0	0	0
OTHER GROUP QUARTERS	5	14	10	29

HOUSEHOLD TYPE
AND RELATIONSHIP (15)

FAMILY HOUSEHOLD:	
MALE HOUSEHOLDER	16270
FEMALE HOUSEHOLDER	3154
SPOUSE	16244
CHILD OF HOUSEHOLDER	33515
OTHER RELATIVE	6237
NONRELATIVE	1195
NONFAMILY HOUSEHOLD:	
MALE HOUSEHOLDER	1816
FEMALE HOUSEHOLDER	1653
NONRELATIVE	837
GROUP QUARTERS	300

RESIDENCE IN 1975 (26)

TOTAL POP	
16270	SAME HOUSE
3154	DIFFERENT
16244	HOUSE
33515	SAME COUNTY
6237	DIFFERENT
1195	COUNTY
	SAME STATE
	DIFFERENT
1816	STATE:
1653	NORTHEAST
837	N. CENTRAL
300	SOUTH
	WEST

FAMILY AND HOUSEHOLD TYPES BY PRESENCE OF CHILDREN (17,18,19)

	FAMILIES	PERSONS IN HOUSEHOLDS	OWN CHILDREN
MARRIED-COUPLE FAMILY:	16043	63573	21083
CHILDREN UNDER 6	4164		
CHILDREN 6-17 ONLY	5536		
NO CHILDREN	6343		
OTHER FAMILY:			
MALE HOUSEHOLDER, NO WIFE:	795	2610	561
CHILDREN UNDER 6	119		
CHILDREN 6-17 ONLY	200		
NO CHILDREN	476		
FEMALE HOUSEHOLDER, NO HUSBAND:	2586	9237	3462
CHILDREN UNDER 6	384		
CHILDREN 6-17 ONLY	1426		
NO CHILDREN	776		
NONFAMILY HOUSEHOLD:			
MALE HOUSEHOLDER		3250	
FEMALE HOUSEHOLDER		2251	
TOTAL PERSONS IN HOUSEHOLD		80921	

TRANSPORTATION TO WORK (39)

	TOTAL	DROVE ALONE	IN CARPOOL
CAR	29241	23027	6214
TRUCK	3011	2542	469
VAN	1400	1163	237
PUBLIC TRANS:			
BUS-STREETCAR	764		
SUBWAY-TRAIN	0		
RAILROAD	0		
TAXICAB	0		
BICYCLE	205		
MOTORCYCLE	418		
WALKED	614		
OTHER	141		
WORKED AT HOME	215		

SCHOOL ENROLLMENT AND TYPE OF SCHOOL (43)

	PUBLIC	CHURCH RELATED	OTHER PRIVATE
NURSERY SCHOOL	439	296	418
KINDERGARTEN	971	183	65
ELEMENTARY	11669	1212	143
HIGH SCHOOL	7557	481	85
COLLEGE 1-2 YEARS	3015		181
COLLEGE 3-4 YEARS	1508		122
COLLEGE 5 YEARS	647		112

SUBFAMILIES (20,21,22)

	FAMILIES	PERSONS	CHILDREN
MARRIED-COUPLE FAMILY:			
WITH CHILDREN	190		287
WITHOUT CHILDREN	203		
FATHER-CHILD FAMILY	30		
MOTHER-CHILD FAMILY	546		
TOTAL PARENT-CHILD FAM	766		822
TOTAL SUBFAMILIES	969	2460	1109

YEARS OF SCHOOL COMPLETED (46,47,48)

		-----MALE-----				-----FEMALE-----			
		18-24	25+	25-44	45-64	18-24	25+	25-44	45-64
GROUP QUARTERS (24)	MENTAL HOSPITAL	0							
	HOME FOR THE AGED	227							
	CORRECT INST	0							
	OTHER INST	6							
	MILITARY QUARTERS	0							
	COLLEGE DORMITORY	0							
	OTHER	67							
	MEDIAN	12.4	12.6			12.5	12.5		
	NO SCHOOL	27	245			43	297		
	ELEMENTARY 1-4YRS	41	459			29	568		
	ELEMENTARY 5-7YRS	132	1374			61	1420		
	ELEMENTARY 8YRS (0-8)	40	1009	1091	1228	73	1031	1071	1373
	HIGH SCHOOL 1YR	131	1005			183	1158		
	HIGH SCHOOL 2YRS	320	1230			207	1576		
	HIGH SCHOOL 3YRS (1-3)	926	1186	1305	1655	638	1466	1782	1844
	HIGH SCHOOL 4YRS (4+)	2178	6212	3357	2450	2115	7887	4472	2801
	COLLEGE 1YR	608	1791			702	1845		
	COLLEGE 2YRS	270	2328			356	1993		
	COLLEGE 3YRS (1-3)	182	1065	3515	1500	218	769	3275	1198
	COLLEGE 4YRS (4+)	128	1478	1943	762	118	1369	1855	581
	COLLEGE 5YRS	34	523			45	599		
	COLLEGE 6+YRS	14	774			0	656		

PAGE 3 STF4 POPULATION B CALIFORNIA SMSA - COUNTY - CCO - PLACE - 0440 TRACT - POP TYPE - 00

SCHOOL ENROLLMENT, SCHOOL COMPLETED,
& LABOR FORCE STATUS (49)

	16-17	18-19	20-21		MARRIED COUPLE FAMILY	MALE HOUSEHOLDER FAMILY NO SPOUSE	FEMALE HOUSEHOLDER FAMILY NO SPOUSE	NON- FAMILY HOUSEHOLD
ARMED FORCES	0	0	0					
CIVILIAN:								
ENROLLED IN SCHOOL:								
EMPLOYED	798	811	591	HOUSEHOLDER IN:				
UNEMPLOYED	193	113	32	ARMED FORCES	105	0	0	8
NOT IN LABOR FORCE	2717	937	267	CIVILIAN LABOR FORCE:				
NOT ENROLLED IN SCHOOL:				EMPLOYED	13362	676	1811	2352
HIGH SCHOOL GRAD:				UNEMPLOYED	414	46	86	84
EMPLOYED	18	673	1101					
UNEMPLOYED	5	115	143	NOT IN LABOR FORCE:	2162	73	689	1025
NOT IN LABOR FORCE	52	144	200					
NOT HIGH SCHOOL GRAD:								
EMPLOYED	97	328	326					
UNEMPLOYED	72	80	42					
NOT IN LABOR FORCE	179	231	194					

LABOR FORCE STATUS (51)

	16-19		20-24		25-34		35-44		45-64		65+	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
ARMED FORCES	0	0	8	0	61	0	53	0	8	0	0	0
CIVILIAN:												
EMPLOYED	1410	1315	2495	2050	5143	4680	4969	4319	6225	4058	395	267
	42.7	39.8	49.9	41.0	49.7	45.2	51.9	45.1	58.2	38.0	55.8	40.5
UNEMPLOYED	317	261	307	149	335	194	169	120	230	177	18	6
	9.6	7.9	6.1	3.0	3.2	1.9	1.8	1.3	2.2	1.7	2.5	1.1
NOT IN LABOR FORCE	2098	2162	486	892	209	1583	272	1559	1132	3562	1460	2087

SEX BY INDUSTRY BY CLASS OF WORKER (56)

	--INDUSTRY EXCEPT AG--			-----AGRICULTURE-----			FAMILY TYPE AND WORKERS IN FAMILY (64)			
	TOTAL	MALE	FEMALE	TOTAL	MALE	FEMALE		MARRIED COUPLE FAMILY	MALE HOUSEHOLDER FAMILY NO SPOUSE	FEMALE HOUSEHOLDER FAMILY NO SPOUSE
PRIVATE WAGE & SALARY:										
PRIVATE COMPANY	28467	15974	12493	196	93	103				
OWN CORPORATION	296	237	59	0	0	0				
FEDERAL GOVERNMENT	2252	1433	819	0	0	0	0 WORKERS	919	43	333
STATE GOVERNMENT	573	217	356	0	0	0	1 WORKER	3812	364	1248
LOCAL GOVERNMENT	4185	1664	2521	9	6	3	2 WORKERS:		239	596
SELF-EMPLOYED	1182	880	302	114	98	16	HUSBAND/WIFE	6787		
UNPAID FAMILY	72	35	37	0	0	0	OTHER	1024		
							3+ WORKERS:		149	409
							HUSBAND/WIFE	2948		
							OTHER	553		

	TOTAL	MALE	FEMALE		TOTAL	MALE	FEMALE
EXECUTIVE, ADMINISTRATIVE, AND MANAGERIAL:				SERVICE:			
PUBLIC	103	80	23	PRIVATE HOUSEHOLD	117	6	111
MANUFACTURING	523	435	88	POLICE, FIREFIGHTERS	165	142	23
RETAIL, SELF-EMPLOYED	45	33	12	GUARDS	333	313	20
RETAIL, SALARIED	217	126	91	OTHER PROTECTIVE	118	95	23
OTHER	1103	600	503	FOOD	1063	418	645
				HEALTH	563	75	488
MANAGEMENT RELATED	1118	565	553	BUILDING CLEANERS	712	545	167
				PERSONAL	661	147	514
PROFESSIONAL:				FARMING, FORESTRY, & FISHING:			
ARCHITECTS	13	13	0	FARM MANAGERS	23	7	16
ENGINEERS	582	560	22	OTHER FARM	134	54	80
SURVEYORS	0	0	0	RELATED AGRICULTURAL	264	238	26
NAT SCI & MATHEMATICIANS	214	140	74	FORESTRY & LOGGING	7	0	7
HEALTH DIAGNOSIS	41	35	6	FISHING, HUNTING, TRAPPING	12	12	0
HEALTH ASSESSMENT	822	99	723				
TEACHERS, ELEM & SECONDARY	937	224	713	CRAFT & REPAIR:			
OTHER TEACHERS, LIBRARIAN	194	81	113	AUTO MECHANIC	429	429	0
SOCIAL SCIENTIST	43	16	27	OTHER MECHANICS	1407	1306	101
SOC. RECREATION & RELIG	335	107	228	CARPENTERS	317	317	0
LAWYERS & JUDGES	35	18	17	OTHER CONSTRUCTION	1050	1010	40
WRITERS, ARTISTS,				EXTRACTORS	37	37	0
ENTERTAINERS & ATHLETES	235	165	70	PRECISION PRODUCTION:			
TECHNICIANS:				SUPERVISORS	1133	924	209
HEALTH EXCL NURSES	232	109	123	METAL WORKERS	834	797	37
LICENSED NURSES	378	21	357	PLANT & SYSTEM OPERATORS	196	196	0
OTHER	824	659	165	OTHER	622	248	374
SALES:				OPERATORS:			
SUPERVISORS, SELF-EMPLOYED	84	59	25	MACHINE EXC PRECISION	2673	1779	894
SUPERVISORS, SALARIED	291	193	98	FABRICATORS, ASSEMBLERS	1321	668	653
REPRESENTATIVES:				PRODUCTION INSPECTORS	443	191	252
FINANCE & BUSINESS	345	201	144				
COMMODITIES EXC RETAIL	343	260	83	TRANSPORTATION & MATERIAL MOVERS:			
WORKERS:				VEHICLE OPERATORS	1436	1299	137
RETAIL	1023	393	630	OTHER TRANSPORTATION	67	67	0
NON RETAIL	98	40	58	MATERIAL MOVERS	461	433	28
CASHIERS	654	150	504				
SALES RELATED	9	0	9	HANDLERS, HELPERS, & LABORERS:			
ADMINISTRATIVE SUPPORT:				HELPERS	139	129	10
SUPERVISORS	468	144	324	CONSTRUCTION LABORERS	178	173	5
COMPUTER OPERATORS	224	74	150	FREIGHT & STOCK HANDLERS	587	513	74
SECRETARIES & TYPISTS	1516	32	1484	VEHICLE & EQUIP CLEANERS	89	67	22
BOOKKEEPERS & ACCOUNTANTS	543	39	504	MISCELLANEOUS MANUAL	959	583	376
FINANCIAL PROCESSORS	234	50	184				
MAIL & MESSAGE DIST	521	316	205				
MATERIAL RECORDING	1320	912	408				
OTHER	3129	470	2659				

PAGE 5 STF4 POPULATION B	CALIFORNIA	SMSA -	COUNTY -	CCO -	PLACE - 0440	TRACT -	POP TYPE - 00
			INDUSTRY BY SEX (58)				
	TOTAL	MALE	FEMALE		TOTAL	MALE	FEMALE
AGRICULTURE	319	197	122	WHOLESALE TRADE	1918	1145	773
FORESTRY & FISHERIES	19	12	7	RETAIL TRADE:			
MINING	104	85	19	GENERAL MERCHANDISE	942	332	610
CONSTRUCTION	1235	1141	94	FOOD, BAKERY, DAIRY STORES	776	466	310
NONDURABLE MANUFACTURING:				AUTO DEALERS, GAS STATIONS	610	453	157
FOOD & KINDRED PRODUCTS	605	354	251	EATING & DRINKING PLACES	1042	446	596
TEXTILE MILL PRODUCTS	91	57	34	OTHER	1319	629	690
APPAREL & OTHER FINISHED	416	140	276	BANKING & CREDIT	722	126	596
PRINTING & PUBLISHING	516	290	226	INSURANCE, REAL ESTATE	845	338	507
CHEMICALS	829	543	286	SERVICES:			
PAPER	157	86	71	BUSINESS	1156	729	427
PETROLEUM & COAL	468	415	53	REPAIR	596	512	84
OTHER	446	189	257	PRIVATE HOUSEHOLD	151	11	140
DURABLE MANUFACTURING:				OTHER PERSONAL	467	151	316
FURNITURE, LUMBER	469	342	127	ENTERTAINMENT & RECREATIONAL	426	288	138
PRIMARY METAL	434	399	35	HOSPITAL	2384	513	1871
FABRICATED METAL	1209	964	245	HEALTH, EXC HOSPITAL	668	126	542
MACHINERY, EXC ELECTRICAL	1091	706	385	ELEMENTARY & SECONDARY SCHOOLS:			
ELECTRICAL MACHINERY	1183	549	634	GOVERNMENT	374	54	320
MOTOR VEHICLES	254	163	91	PRIVATE	2023	562	1461
OTHER TRANSPORTATION EQUIPMNT	3512	2534	978	OTHER EDUCATIONAL	36	26	10
MISCELLANEOUS MANUFACTURING	284	175	109	SOCIAL & RELIGIOUS	796	260	536
OTHER	548	251	297	LEGAL, ENGINEERING & OTHER	364	151	213
NON SPECIFIED MANUFACTURING	119	50	69	PUBLIC ADMINISTRATION	1736	1052	684
RAILROADS	94	71	23				
TRUCKING	632	508	124				
U.S. POSTAL SERVICE	586	378	208				
OTHER TRANSPORTATION	1377	1126	251				
COMMUNICATIONS	610	219	391				
UTILITY & SANITARY SERVICES	388	323	65				

USUAL HOURS WORKED PER WEEK BY WEEKS WORKED (60)

	USUALLY WORKED		USUALLY WORKED	
	1 TO 34 HOURS		35 + HOURS	
WEEKS	MALE	FEMALE	MALE	FEMALE
50 TO 52	744	1077	14142	9170
48 TO 49	177	188	1406	932
40 TO 47	287	725	1516	1366
27 TO 39	335	560	906	881
14 TO 26	556	867	897	877
1 TO 13	617	859	688	855

PERSONS WITH WORK DISABILITY (66)

	MALE	FEMALE
CIVILIAN EMPLOYED	983	608
CIVILIAN UNEMPLOYED	123	60
NOT IN LABOR FORCE:		
PREVENTED FROM WORKING	1028	1377
NOT PREVENTED FROM WRKING	112	300

LABOR FORCE STATUS & UNEMPLOYMENT (59,62)

	TOTAL	MALE	FEMALE
WKD W/O UNEMPLOYMENT	33884	18673	15211
UNEMPLOYMENT & NO WRK	800	427	373
NOT IN LABOR FORCE	15835	5102	10733
LENGTH OF UNEMPLOYMENT:			
1 TO 4 WEEKS	2216	1124	1092
5 TO 14 WEEKS	2438	1273	1165
15 + WEEKS	2890	1628	1262

PUBLIC TRANSPORTATION DISABILITY & WORK DISABILITY (67)

	16-59		60-64	
	MALE	FEMALE	MALE	FEMALE
PUBLIC TRANSPORTATION DISABILITY:				
WORK DISABILITY	341	399	39	49
NO WORK DISABILITY	23	38	15	0
NO PUB TRANS DISABILITY	24340	25311	1156	1278

HOUSEHOLD AND FAMILY INCOME

	HOUSEHOLDS (71)			FAMILIES (82)				
	TOTAL	OWNER	RENTER	TOTAL	AGE OF HOUSEHOLDER 15-24	25-44	45-64	65+
LESS THAN \$2,500	589	392	197	351	24	186	134	7
\$2,500 TO \$4,999	803	513	290	414	25	187	162	40
\$5,000 TO \$7,499	880	510	370	577	38	262	174	103
\$7,500 TO \$9,999	1278	789	489	954	44	427	254	229
\$10,000 TO \$12,499	1291	826	465	950	73	402	304	171
\$12,500 TO \$14,999	1202	895	307	1028	29	441	417	141
\$15,000 TO \$17,499	1332	1006	326	1069	84	466	412	107
\$17,500 TO \$19,999	1505	1110	395	1328	58	625	526	119
\$20,000 TO \$22,499	1745	1390	355	1476	30	905	450	91
\$22,500 TO \$24,999	1583	1239	344	1469	30	891	443	105
\$25,000 TO \$27,499	1693	1405	288	1455	25	814	538	78
\$27,500 TO \$29,999	1480	1312	168	1375	12	768	557	38
\$30,000 TO \$34,999	2507	2163	344	2319	37	1245	960	77
\$35,000 TO \$39,999	1780	1627	153	1663	8	939	707	9
\$40,000 TO \$49,999	1956	1856	100	1873	11	917	876	69
\$50,000 TO \$74,999	1077	1029	48	975	0	449	501	25
\$75,000 OR MORE	192	180	12	148	0	76	72	0
MEDIAN (72)	23797	25802	16591					
MEAN (73)	25309	27212	17845	MEAN 26478	16310	26940	26171	18008

HOUSEHOLD INCOME BY TYPE (77)

MEDIAN FAMILY INCOME
BY FAMILY TYPE BY PRESENCE
AND AGE OF CHILDREN (86)

HOUSEHOLD INCOME TYPE	MEAN	MARRIED COUPLE FAMILY	MALE HHOLDER, NO WIFE FAMILY	FEMALE HHOLDER, NO HUSBAND FAMILY
WAGE OR SALARY	24560	25314	19653	10053
NONFARM SELF-EMPLOYMENT	11244	29332	22500	13312
FARM SELF-EMPLOYMENT	6104	25671	23990	17898
INTEREST, DIVIDEND, OR NET RENTAL	1832			
SOCIAL SECURITY	4258			
PUBLIC ASSISTANCE	2978			
OTHER	3751			

MEDIAN FAMILY INCOME
BY NUMBER OF WORKERS (89,90,91)

	MEDIAN
TOTAL	25165
0 WORKERS	8480
1 WORKER	18361
2 WORKERS	27974
3 + WORKERS	35999

UNRELATED INDIVIDUALS
MEDIAN INCOME (93)

	MEDIAN
MALES:	
15 - 64	14372
65 +	6698
FEMALES:	
15 - 64	9487
65 +	4863

PER CAPITA INCOME (101)

TOTAL	7177
IN HOUSEHOLD	7194
IN GROUP QTRS.	2677

POVERTY STATUS
AGE OF HOUSEHOLDER, POVERTY STATUS, AND RECEIPT OF SOCIAL SECURITY & PUBLIC ASSISTANCE (106,107,108,109)

	FAMILIES			UNRELATED INDIVIDUALS		
	INCOME BELOW POVERTY	INCOME BETWEEN 100 - 124 % OF POVERTY	INCOME 125% AND ABOVE POV	INCOME BELOW POVERTY	INC BETWEEN 100 - 124 % OF POVERTY	INCOME 125% AND ABOVE POV
HOUSEHOLDER AGE 15-59:						
WITH SOCIAL SECURITY	104			53		
BELOW POVERTY, EXCL		45	86		35	45
SOCIAL SECURITY						
ABOVE POVERTY, EXCL		6	1105		0	63
SOCIAL SECURITY						
W/O SOCIAL SECURITY	1055	388	14088	698	105	2960
HOUSEHOLDER AGE 60+:						
WITH SOCIAL SECURITY	43			113		
BELOW POVERTY, EXCL		39	410		156	333
SOCIAL SECURITY						
ABOVE POVERTY, EXCL		7	1098		0	275
SOCIAL SECURITY						
W/O SOCIAL SECURITY	35	22	893	47	27	294
ALL FAMILIES:						
W/ PUBLIC ASSISTANCE	264			115		
BELOW POVERTY, EXCL		108	107		113	74
PUBLIC ASSISTANCE						
ABOVE POVERTY, EXCL		20	1308		15	104
PUBLIC ASSISTANCE						
W/O PUBLIC ASSISTANCE	973	379	16265	796	195	3792

FAMILIES BELOW POVERTY
BY PRESENCE AND AGE OF CHILDREN (112)

	TOTAL FAMILIES	FAMILIES W/FEM HOUSEHOLDER NO HUSBAND
RELATED CHILDREN:		
0 - 5 AND 6 - 17	332	107
0 - 5 ONLY	121	44
6 - 17 ONLY	546	304
NONE	238	40

PERSONS BELOW POVERTY BY AGE (114)

	TOTAL	MALE	FEMALE
0 - 15	2496	1323	1173
16 - 21	1062	457	605
22 - 39	1366	512	854
40 - 59	1081	378	703
60 - 64	135	31	104
65 - 74	166	55	111
75 +	76	16	60

PERSONS AGE 60 AND OVER BELOW POVERTY BY AGE, HOUSEHOLD TYPE, & RELATIONSHIP (115)

	FAMILY HOUSEHOLD			NONFAMILY		
	HOUSEHOLDER	OTHER RELATIVES	NONRELATIVES	HOUSEHOLDER LIVING ALONE	HOUSEHOLDER NOT LIVING ALONE	NONRELATIVE IN GROUP QUARTERS
60 - 64	32	69	8	20	6	0
65 - 74	46	35	16	59	0	10
75 +	0	35	0	30	0	5

TOTAL HOUSING UNITS

100% COUNT (109)

23259

UNWEIGHTED SAMPLE (110)

3595

WEIGHTED SAMPLE (1)

23259

YEAR-ROUND (3)

23254

SEASONAL & MIGRATORY (2)

5

OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE

-----VEHICLES-----

RACE/ETHNICITY OF HOUSEHOLDER (114,115,116)

	TOTAL	OWNER	%	RENTER	%
WHITE	11662	9074	77.8	2588	22.2
WHITE, NON-SPANISH	9651	7601	78.8	2050	21.2
BLACK	6137	5248	85.5	889	14.5
BLACK, NON-SPANISH	6092	5210	85.5	882	14.5
AMERICAN INDIAN	225	162	72.0	63	28.0
ESKIMO	0	0	.0	0	.0
ALEUT	0	0	.0	0	.0
AMERICAN IND. ESKIMO, & ALEUT, NON-SPANISH	184	135	73.4	49	26.6
JAPANESE	419	382	91.2	37	8.8
CHINESE	72	50	69.4	22	30.6
FILIPINO	1616	1305	80.8	311	19.2
KOREAN	204	135	66.2	69	33.8
ASIAN INDIAN	11	6	54.5	5	45.5
VIETNAMESE	29	13	44.8	16	55.2
HAWAIIAN	61	45	73.8	16	26.2
GUAMANIAN	58	58	100.0	0	.0
SAMOAN	288	223	77.4	65	22.6
OTHER ASIAN	38	26	68.4	12	31.6
ASIAN & PAC ISLANDER, NON-SPANISH	2575	2062	80.1	513	19.9
OTHER	1933	1287	66.6	646	33.4
OTHER, NON-SPANISH	49	13	26.5	36	73.5
TOTAL SPANISH	4149	2952	71.1	1197	28.9
MEXICAN	3155	2229	70.6	926	29.4
PUERTO RICAN	247	169	68.4	78	31.6
CUBAN	26	10	38.5	16	61.5
OTHER SPANISH	721	544	75.5	177	24.5

HOUSEHOLD INCOME (22)	0	1	2	3	4+
\$ 0 - 4,999	327	641	279	90	16
\$ 5,000 - 9,999	216	1296	495	164	22
\$10,000 - 14,999	91	1230	862	263	69
\$15,000 - 19,999	76	919	1195	430	115
\$20,000 - 29,999	67	1305	3085	1474	511
\$30,000 - 39,999	0	413	2010	1376	502
\$40,000 - 49,999	7	108	798	694	320
\$50,000 - 74,999	6	53	285	518	244
\$75,000 +	0	26	43	62	50

UNITS IN STRUCTURE (13)

1, DETACHED	325	3479	7172	4408	1701
1, ATTACHED	78	376	369	133	32
2	17	106	124	41	6
3 - 4	34	203	135	75	28
5 - 9	33	193	93	30	9
10+	142	602	373	118	24
MOBILE HOMES	161	1032	786	266	49

PERSONS IN UNIT (17)

1	418	1838	359	116	44
2	155	1635	2646	718	212
3	86	818	1697	1000	394
4	27	769	1941	1147	431
5	72	422	1270	936	292
6 +	32	509	1139	1154	476

TOTAL OCCUPIED HOUSING UNITS

	-----UNITS IN STRUCTURE-----						
HOUSE HEATING FUEL (14)	1 DETACHED	1 ATTACHED	2	3-4	5-9	10+	MOBILE HOMES
UTILITY GAS	16008	895	264	360	245	985	2126
BOTTLED, TANK OR LP GAS	64	14	0	0	6	4	68
ELECTRICITY	869	79	30	115	107	252	84
FUEL OIL, KEROSENE	0	0	0	0	0	0	0
COAL OR COKE	0	0	0	0	0	0	0
WOOD	59	0	0	0	0	0	0
OTHER	6	0	0	0	0	0	0
NONE	79	0	0	0	0	18	16

	-----YEAR HOUSEHOLDER MOVED INTO UNIT-----					
	1979 - 1980	1975 - 1978	1970 - 1974	1960 - 1969	1950 - 1959	PRE 1949
UNITS IN STRUCTURE (11)						
TOTAL OCCUPIED UNITS						
1	2672	5374	4134	4252	1258	383
2	175	78	32	9	0	0
3 - 4	157	132	97	76	10	3
5 - 9	109	143	75	31	0	0
10 +	533	466	205	55	0	0
MOBILE HOMES	626	1011	468	184	0	5
OWNER OCCUPIED						
1	1687	4386	3741	4091	1206	358
2	27	15	12	9	0	0
3 - 4	30	40	37	41	10	3
5 - 9	33	19	28	14	0	0
10 +	55	34	34	32	0	0
MOBILE HOMES	567	914	426	160	0	5
RENTER OCCUPIED						
1	985	988	393	161	52	25
2	148	63	20	0	0	0
3 - 4	127	92	60	35	0	0
5 - 9	76	124	47	17	0	0
10 +	478	432	171	23	0	0
MOBILE HOMES	59	97	42	24	0	0
AGE OF HOUSEHOLDER(21)						
TOTAL OCCUPIED UNITS						
15 - 24	483	272	61	7	0	0
25 - 34	1482	2381	804	121	42	0
35 - 44	1048	2111	1920	1043	33	3
45 - 54	686	1107	1214	1755	293	31
55 - 64	437	798	618	1193	501	115
65 +	136	535	394	488	399	242
OWNER OCCUPIED						
15 - 24	114	94	31	0	0	0
25 - 34	817	1787	641	110	31	0
35 - 44	668	1659	1753	990	33	3
45 - 54	384	879	1037	1697	284	21
55 - 64	315	645	522	1150	494	115
65 +	101	344	294	400	374	227
RENTER OCCUPIED						
15 - 24	369	178	30	7	0	0
25 - 34	665	594	163	11	11	0
35 - 44	380	452	167	53	0	0
45 - 54	302	228	177	58	9	10
55 - 64	122	153	96	43	7	0
65 +	35	191	100	88	25	15
MEDIAN PERSONS PER UNIT (20)						
TOTAL OCCUPIED	3.0	3.5	3.7	3.3	2.2	1.8
OWNER OCCUPIED	3.0	3.5	3.7	3.3	2.2	1.8
RENTER OCCUPIED	3.1	3.3	3.2	2.3	1.8	1.6

PAGE 3 STF4 HOUSING A CALIFORNIA SMSA - COUNTY - CCD - PLACE - 0440 TRACT - POP TYPE -
HOUSING UNIT VALUE AND MONTHLY OWNER COSTS (SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS) (29)

OWNER COSTS	HOUSING UNIT VALUE												
	\$ 0-10,000	10,000-14,999	15,000-19,999	20,000-24,999	25,000-29,999	30,000-34,999	35,000-39,999	40,000-49,999	50,000-79,999	80,000-99,999	100,000-149,999	150,000-199,999	200,000+
\$ 0 - 99	5	18	30	15	43	7	42	78	694	155	24	0	0
\$100 - 199	7	27	35	12	39	42	22	81	815	388	120	4	0
\$200 - 299	6	0	7	18	44	19	94	129	1277	1106	346	21	0
\$300 - 399	0	0	0	8	52	20	63	66	952	793	441	11	3
\$400 - 499	0	0	0	0	0	9	6	46	754	770	324	6	0
\$500 - 749	0	0	0	5	0	15	15	4	741	1413	818	18	0
\$750 +	0	0	0	0	0	0	0	0	202	460	435	10	0
TOTAL UNITS	18	45	72	58	178	112	242	404	5435	5085	2508	70	3

GROSS RENT AND BEDROOMS (SPECIFIED RENTER-OCCUPIED HOUSING UNITS) (33)

BEDROOMS	GROSS RENT									NO CASH RENT
	\$ 0-99	100-149	150-199	200-249	250-299	300-349	350-399	400-499	500+	
0	30	32	24	85	78	59	20	20	15	0
1	23	71	110	278	237	114	93	90	25	24
2	11	41	167	290	318	314	268	174	69	18
3	0	3	59	50	75	131	168	297	321	45
4	0	0	3	0	11	11	17	31	183	8
5 +	0	0	0	0	0	0	0	0	0	7
TOTAL UNITS	64	147	363	703	719	629	566	612	613	102

MONTHLY RESIDENTIAL ENERGY COSTS AS PERCENTAGE OF HOUSEHOLD INCOME (OCCUPIED HOUSING UNITS) (35)

OCCUPIED UNITS	PERCENTAGE							NOT COMPUTED
	0	.1 - 2	3 - 4	5 - 9	10 - 14	15 - 19	20+	
TOTAL	505	12551	5004	3005	809	209	507	163
OWNER	174	10378	3906	2390	558	152	349	107
RENTER	331	2173	1098	615	251	57	158	56

HOUSEHOLD INCOME AND PLUMBING FACILITIES (OCCUPIED HOUSING UNITS W/HOUSEHOLDER OR SPOUSE AGE 60+) (57)

HOUSEHOLD INCOME	COMPLETE PLUMBING FOR EXCLUSIVE USE		LACKING COMPLETE PLUMBING FOR EXCLUSIVE USE	
	1 PERSON	2+ PERSONS	1 PERSON	2+ PERSONS
\$ 0 - 4,999	335	114	0	0
\$ 5,000 - 9,999	351	493	0	0
\$10,000 - 14,999	120	494	9	15
\$15,000 - 19,999	75	483	0	0
\$20,000 - 24,999	67	404	0	5
\$25,000 - 29,999	10	277	0	0
\$30,000 +	27	649	0	0

PAGE 4 STF4 HOUSING A CALIFORNIA SMSA - COUNTY - CCD - PLACE - 0440 TRACT - POP TYPE -

POVERTY STATUS BY HOUSING CHARACTERISTICS (TOTAL OCCUPIED HOUSING UNITS - 1979 INCOME)

ENERGY COSTS AS % OF HOUSEHOLD INC (47)	INCOME BELOW POVERTY	INCOME BETWEEN 100 & 124% OF POVERTY	INCOME 125% OF POVERTY AND ABOVE
--	-------------------------	---	-------------------------------------

0	50	44	411
.1 - 2	31	45	12475
3 - 4	90	137	4777
5 - 9	336	301	2368
10 - 14	302	137	370
15 - 19	106	36	67
20 +	433	32	42
NOT COMPUTED	163	0	0

AGE OF HOUSEHOLDER (51)

< 55	1126	508	15263
55 < 59	207	4	2011
60 < 64	59	71	1310
65 < 74	91	104	1460
75 +	28	45	466

SELECTED CHARACTERISTICS (49)

LACKING COMPLETE PLUMBING	19	0	78
1.01+ PERSONS/ROOM	415	133	2576
UNIT BUILT BEFORE 1940	70	40	418
LACKING CENTRAL HEATING	315	110	2332
NO VEHICLE AVAILABLE	233	135	422

SUMMARY OF SELECTED CHARACTERISTICS (50)

NONE PRESENT	753	413	15547
1 OF 5 PRESENT	507	231	4162
2 OF 5 PRESENT	208	77	739
3 OF 5 PRESENT	43	11	62
4 OF 5 PRESENT	0	0	0
5 OF 5 PRESENT	0	0	0

HOUSING UNIT VALUE (SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS) (44)

\$ < 10,000	13	0	5
\$ 10,000 - 29,999	17	27	309
\$ 30,000 - 49,999	57	29	672
\$ 50,000 - 79,999	254	133	5048
\$ 80,000 - 99,999	141	64	4880
\$100,000 - 149,999	102	15	2391
\$150,000 +	7	0	66

GROSS RENT (SPECIFIED RENTER-OCCUPIED HOUSING UNITS) (45)

\$ < 100	9	23	32
\$100 - 149	30	31	86
\$150 - 199	73	24	266
\$200 - 249	76	77	550
\$250 - 299	90	46	583
\$300 - 399	124	64	1007
\$400 - 499	80	20	512
\$500 +	85	26	502
NO CASH RENT	9	0	93

	-----YEAR STRUCTURE BUILT-----							
UNITS IN STRUCTURE (YEAR-ROUND UNITS) (10)	1979-1980	1975-1978	1970-1974	1960-1969	1950-1959	1940-1949	PRE 1940	TOTAL
1, DETACHED	219	360	1168	8381	4756	2053	404	17341
1, ATTACHED	35	20	84	514	181	206	24	1064
2	27	22	28	59	58	136	9	339
3 - 4	24	22	66	200	88	67	19	486
5 - 9	0	15	70	142	119	17	17	380
10 +	40	77	280	578	212	66	59	1312
MOBILE HOMES	244	695	595	585	169	28	16	2332

CONDOMINIUMS (4)	36	18	58	475	65	0	0	650
HOUSING UNIT VALUE (OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS) (26)								
\$ < 10,000	0	0	0	0	12	6	0	18
\$ 10,000 - 29,999	0	6	31	81	52	138	45	353
\$ 30,000 - 49,999	0	37	34	221	284	138	44	758
\$ 50,000 - 79,999	40	56	169	1866	2211	933	160	5435
\$ 80,000 - 99,999	25	82	434	3268	979	269	28	5085
\$100,000 - 149,999	67	114	312	1799	154	57	5	2508
\$150,000 +	5	0	18	34	0	16	0	73
SELECTED MONTHLY OWNER COSTS (OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS) (36)								
\$ < 100	15	9	16	112	498	382	79	1111
\$100 - 199	15	14	47	345	744	367	60	1592
\$200 - 299	31	22	102	1704	826	314	68	3067
\$300 - 399	0	29	150	1422	571	208	29	2409
\$400 - 499	11	41	167	1076	464	130	26	1915
\$500 - 749	44	110	352	1920	456	127	20	3029
\$750 +	21	70	164	690	133	29	0	1107
OCCUPANCY & VACANCY (YEAR-ROUND HOUSING UNITS) (59)								
TOTAL YEAR-ROUND	589	1211	2291	10459	5583	2573	548	23254
VACANT FOR SALE	46	0	19	30	12	24	0	131
VACANT FOR RENT	11	14	14	62	31	48	3	183
OTHER VACANT	0	7	8	60	55	40	17	187
PRICE ASKED (SPECIFIED VACANT-FOR-SALE NONCONDOMINIUM HOUSING UNITS) (74)								
\$ < 10,000	0	0	0	0	0	0	0	0
\$ 10,000 - 29,999	0	0	0	0	0	0	0	0
\$ 30,000 - 49,999	0	0	0	5	0	0	0	5
\$ 50,000 - 79,999	18	0	0	10	5	0	0	33
\$ 80,000 - 99,999	0	0	12	5	7	0	0	24
\$100,000 - 149,999	0	0	0	0	0	0	0	0
\$150,000 +	0	0	0	0	0	0	0	0
RENT ASKED (SPECIFIED VACANT-FOR-RENT HOUSING UNITS) (77)								
\$ < 100	0	0	0	11	0	0	0	11
\$100 - 149	0	0	0	4	0	0	3	7
\$150 - 199	0	0	0	3	0	0	0	3
\$200 - 249	0	7	0	7	0	17	0	31
\$250 - 299	0	0	10	4	6	0	0	20
\$300 - 399	5	7	0	22	25	0	0	59
\$400 - 499	0	0	0	7	0	31	0	38
\$500 +	6	0	4	4	0	0	0	14

-----OCCUPIED HOUSING UNITS-----									
TOTAL OCCUPIED (1)	22753	%							
OWNER OCCUPIED	18014	79.2							
RENTER OCCUPIED, WITH CASH	4618	20.3							
RENTER OCCUPIED, NO CASH	121	.5							
					MEDIAN PERSONS PER UNIT (4)	3.3	OWNER	RENTER	
					MEDIAN ROOMS PER UNIT (6)	5.3	3.3	3.1	
						5.6	4.1		

OCCUPIED UNITS BY UNITS IN STRUCTURE AND PERSONS IN UNIT (11)

PERSONS PER UNIT	-----1, MOBILE HOMES-----			-----2 - 4-----			-----5 OR MORE-----			-----TOTAL-----		
	TOTAL	OWNER	RENTER	TOTAL	OWNER	RENTER	TOTAL	OWNER	RENTER	TOTAL	OWNER	RENTER
1	2091	1794	297	181	37	144	503	35	468	2775	1866	909
2	4869	4337	532	122	30	92	375	15	360	5366	4382	984
3	3591	3156	435	119	54	65	285	35	250	3995	3245	750
4	3993	3360	633	156	59	97	166	39	127	4315	3458	857
5	2734	2301	433	99	29	70	159	53	106	2992	2383	609
6 +	3089	2593	496	92	15	77	129	72	57	3310	2680	630

	TOTAL OCCUPIED	OWNER OCCUPIED	RENTER OCCUPIED
PLUMBING FACILITIES (15)			
COMPLETE PLUMBING	22656	17952	4704
COMPLETE PLUMBING(SHARED)	37	17	20
SOME PLUMBING	29	14	15
NO PLUMBING	31	31	0

VEHICLES AVAILABLE (25)

NONE	790	318	472
1	5991	3867	2124
2	9052	7548	1504
3	5071	4581	490
4 +	1849	1700	149

YEAR HOUSEHOLDER MOVED INTO UNIT (26)

1979 - MARCH 1980	4272	2399	1873
1975 - 1978	7204	5408	1796
1970 - 1974	5011	4278	733
1960 - 1969	4607	4347	260
1950 - 1959	1268	1216	52
PRE 1949	391	366	25

HEATING EQUIPMENT (33)

STEAM OR HOT WATER	434	218	216
CENTRAL FURNACE	12911	11787	1124
ELECTRIC HEAT PUMP	103	55	48
OTHER BUILT-IN ELECTRIC FLOOR, WALL, OR PIPELESS FURNACE	871	341	530
ROOM HEATERS W/FLUE	5677	3842	1835
ROOM HEATERS W/O FLUE	2095	1365	730
FIREPLACE, STOVES, OR PORTABLE ROOM HEATERS	318	190	128
NONE	231	147	84
	113	69	44

HOUSE HEATING FUEL (34)

UTILITY GAS	20883	16935	3948
BOTTLED, TANK, OR LP GAS	156	138	18
ELECTRICITY	1536	839	697
FUEL OIL, KEROSENE, ETC.	0	0	0
COAL OR COKE	0	0	0
WOOD	59	27	32
OTHER	6	6	0
NONE	113	69	44

YEAR STRUCTURE BUILT (13, 58)

	1979-1980	1975-1978	1970-1974	1960-1969	1950-1959	1940-1949	PRE 1940
TOTAL OCCUPIED	532	1190	2250	10307	5485	2461	528
MEAN PERSONS	2.9	2.7	3.1	3.8	3.6	3.3	2.6
OWNER OCCUPIED	424	1048	1720	8613	4174	1693	342
MEAN PERSONS	2.7	2.7	3.2	3.9	3.6	3.2	2.6
RENTER OCCUPIED	108	142	530	1694	1311	768	186
MEAN PERSONS	3.9	3.1	2.6	3.3	3.7	3.4	2.5

HOUSING UNIT VALUE (SPECIFIED OWNER-OCCUPIED) (17,18)

	TOTAL	CONDOMINIUMS	CONDOMINIUMS
\$ < 10,000	18	18	0
\$ 10,000 - 14,999	45	45	0
\$ 15,000 - 19,999	81	72	9
\$ 20,000 - 24,999	58	58	0
\$ 25,000 - 29,999	178	178	0
\$ 30,000 - 34,999	120	112	8
\$ 35,000 - 39,999	242	242	0
\$ 40,000 - 44,999	250	239	11
\$ 45,000 - 49,999	213	165	48
\$ 50,000 - 59,999	1019	817	202
\$ 60,000 - 69,999	1974	1870	104
\$ 70,000 - 79,999	2754	2748	6
\$ 80,000 - 89,999	2895	2881	14
\$ 90,000 - 99,999	2212	2204	8
\$100,000 - 124,999	2040	2040	0
\$125,000 - 149,999	468	468	0
\$150,000 - 199,999	70	70	0
\$200,000 +	3	3	0
TOTAL	14640	14230	410
MEDIAN		81900	55700

HOUSING UNIT RENT (SPECIFIED RENTER-OCCUPIED) (20,21,39,40)

	GROSS	CONTRACT
\$ < 50	9	12
\$ 50 - 59	7	24
\$ 60 - 69	6	6
\$ 70 - 79	20	31
\$ 80 - 89	0	29
\$ 90 - 99	22	17
\$100 - 119	56	90
\$120 - 139	58	136
\$140 - 159	87	137
\$160 - 179	178	267
\$180 - 199	131	197
\$200 - 224	332	523
\$225 - 249	371	318
\$250 - 274	341	473
\$275 - 299	378	398
\$300 - 349	629	514
\$350 - 399	566	476
\$400 - 499	612	447
\$500 +	613	321
NO CASH RENT	102	102
TOTAL	4416	4416
MEDIAN	317	272

POVERTY STATUS BY VALUE AND GROSS RENT (1979 INCOME)

HOUSING UNIT VALUE (SPECIFIED OWNER- OCCUPIED NONCONDO- MINIUMS) (65)	INCOME BELOW POVERTY	INCOME BETWEEN 100 - 124 % OF POVERTY	INCOME 125 % OF POVERTY
\$ < 10,000	13	0	5
\$ 10,000 - 29,999	17	27	309
\$ 30,000 - 49,999	57	29	672
\$ 50,000 - 79,999	254	133	5048
\$ 80,000 - 99,999	141	64	4880
\$100,000 - 149,999	102	15	2391
\$150,000 +	7	0	66
HOUSING UNIT RENT (SPECIFIED RENTER- OCCUPIED) (66)			
\$ < 100	9	23	32
\$100 - 149	30	31	86
\$150 - 199	73	24	266
\$200 - 249	76	77	550
\$250 - 299	90	46	583
\$300 - 399	124	64	1007
\$400 - 499	80	20	512
\$500 +	85	26	502
NO CASH RENT	9	0	93

UNITS IN STRUCTURE BY GROSS RENT (SPECIFIED RENTER-OCCUPIED) (85)

	UNITS IN STRUCTURE					MOBILE HOMES	BOAT,TENT, VAN,ETC
GROSS RENT	1	2-4	5-9	10-49	50+		
\$ < 100	8	0	0	26	10	20	0
\$100 - 149	45	0	0	53	7	42	0
\$150 - 199	170	55	7	21	28	82	0
\$200 - 249	282	80	37	169	87	48	0
\$250 - 299	294	112	65	151	81	16	0
\$300 - 349	295	68	31	107	128	0	0
\$350 - 399	343	54	57	61	51	0	0
\$400 - 499	336	133	53	67	23	0	0
\$500 +	541	43	14	5	10	0	0
NO CASH RENT	69	0	0	4	15	14	0

-----MONTHLY OWNER COSTS FOR SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS-----

SELECTED MONTHLY OWNER COSTS (53,54)

SELECTED MONTHLY OWNER COSTS BY HOUSEHOLD TYPE (56)

OWNER OCCUPIED UNITS WITH A MORTGAGE		-----FAMILY-----								---NON FAMILY---	
		1 PERSON MALE	1 PERSON FEMALE	MARRIED COUPLE	MALE HOUSE- HOLDER NO SPOUSE	FEMALE HOUSE- HOLDER NO SPOUSE	MALE HOUSE- HOLDER	FEMALE HOUSE- HOLDER			
\$ < 50	0										
\$ 50 - 99	47										
\$ 100 - 149	325										
\$ 150 - 199	906										
\$ 200 - 249	1529										
\$ 250 - 299	1487										
\$ 300 - 349	1317										
\$ 350 - 399	1086										
\$ 400 - 449	1105										
\$ 450 - 499	810										
\$ 500 - 599	1343										
\$ 600 - 699	1214										
\$ 700 - 799	809										
\$ 800 - 899	429										
\$ 900 - 999	227										
\$1,000 +	114										
MEDIAN	385										

SELECTED MONTHLY OWNER COSTS BY AGE OF HOUSEHOLDER (57)

	15-24	25-34	35-44	45-54	55-64	65+
\$ < 100	7	31	83	163	429	398
\$100 - 199	0	132	228	440	436	356
\$200 - 299	19	315	939	980	634	180
\$300 - 399	30	468	857	660	338	56
\$400 - 499	40	477	727	437	165	69
\$500 - 749	38	1014	1139	580	225	33
\$750 +	9	400	474	162	53	9

OWNER OCCUPIED
NOT MORTGAGED

\$ < 50	123
\$ 50 - 74	459
\$ 75 - 99	482
\$100 - 124	176
\$125 - 149	95
\$150 - 174	53
\$175 - 199	37
\$200 - 249	37
\$250 - 299	14
\$300 - 399	6
\$400 +	0
MEDIAN	83

SELECTED MONTHLY OWNER COSTS AS PERCENTAGE OF HOUSEHOLD INCOME (52)

HOUSEHOLD INCOME	0-9%	10-14%	15-19%	20-24%	25-29%	30-34%	35-39%	40-49%	50% +	NOT COMPUTED
\$ < 5,000	0	17	11	19	23	14	6	40	257	76
\$ 5,000 - 9,999	65	109	77	56	69	91	37	116	258	0
\$10,000 - 14,999	200	111	106	146	113	114	115	130	197	0
\$15,000 - 19,999	159	152	179	222	179	108	96	188	112	0
\$20,000 - 29,999	707	914	793	683	478	260	254	155	73	0
\$30,000 - 39,999	965	850	618	462	205	158	38	11	0	0
\$40,000 - 49,999	693	325	357	176	23	0	0	0	0	0
\$50,000 - 74,999	547	258	99	24	0	0	0	0	0	0
\$75,000 +	112	19	5	0	0	0	0	0	0	0

PAGE 4 STF4 HOUSING B CALIFORNIA SMSA - COUNTY - CCD - PLACE - 0440 TRACT - POP TYPE - 00
TOTAL OCCUPIED UNITS AND PERSONS PER UNIT (42, 43, 45)

HOUSEHOLD INCOME	TOTAL UNITS	OWNER UNITS	RENTER UNITS	1 PERSON UNITS	2 PERSON UNITS	3 PERSON UNITS	4 PERSON UNITS	5 PERSON UNITS	6+ PERSON UNITS
\$ < 5,000	1353	823	530	598	336	94	150	95	80
\$ 5,000 - 9,999	2193	1303	890	682	671	233	235	199	173
\$10,000 - 14,999	2515	1730	785	512	733	514	299	159	298
\$15,000 - 19,999	2735	2036	699	402	770	504	455	292	312
\$20,000 - 29,999	6442	5252	1190	476	1468	1011	1495	993	999
\$30,000 - 39,999	4301	3809	492	72	856	959	971	741	702
\$40,000 - 49,999	1927	1830	97	5	371	455	412	279	405
\$50,000 - 74,999	1106	1063	43	5	135	185	271	207	303
\$75,000 +	181	168	13	23	26	40	27	27	38

VALUE OF SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM AND CONDOMINIUM HOUSING UNITS (47)

	\$ 0-9,999	10,000-14,999	15,000-19,999	20,000-24,999	25,000-29,999	30,000-34,999	35,000-39,999	40,000-49,999	50,000-79,999	80,000-99,999	100,000-149,999	150,000-199,999	200,000+
\$ < 5,000	7	0	15	9	15	6	9	44	232	78	69	7	0
\$ 5,000 - 9,999	6	30	7	0	44	8	30	42	475	164	102	0	0
\$10,000 - 14,999	0	5	5	15	41	15	21	67	551	433	157	0	0
\$15,000 - 19,999	0	4	12	17	17	15	35	25	791	370	173	16	0
\$20,000 - 29,999	0	6	42	17	32	31	88	156	1795	1696	570	0	0
\$30,000 - 39,999	5	0	0	0	3	36	28	84	1222	1318	647	23	0
\$40,000 - 49,999	0	0	0	0	20	9	17	28	439	648	416	12	0
\$50,000 - 74,999	0	0	0	0	6	0	14	17	212	347	323	6	3
\$75,000 +	0	0	0	0	0	0	0	0	30	53	51	6	0

GROSS RENT OF SPECIFIED RENTER OCCUPIED HOUSING UNITS (48)

	\$ 0-99	100-149	150-199	200-249	250-299	300-349	350-399	400-499	500 +	NO CASH RENT
\$ < 5,000	40	43	64	88	101	38	58	56	11	9
\$ 5,000 - 9,999	17	51	104	194	131	83	76	75	78	19
\$10,000 - 14,999	0	33	62	113	165	140	73	42	125	0
\$15,000 - 19,999	0	0	60	127	107	98	40	119	71	30
\$20,000 - 29,999	7	20	43	141	150	214	185	182	189	24
\$30,000 - 39,999	0	0	24	40	56	47	105	114	74	16
\$40,000 - 49,999	0	0	0	0	0	0	21	17	48	4
\$50,000 - 74,999	0	0	0	0	9	9	8	7	10	0
\$75,000 +	0	0	6	0	0	0	0	0	7	0

GROSS RENT AS PERCENTAGE OF HOUSEHOLD INCOME (SPECIFIED RENTER-OCCUPIED HOUSING UNITS) (49)

	< 10%	10-14%	15-19%	20-24%	25-29%	30-34%	35-39%	40-49%	50% +	NOT COMPUTED
\$ < 5,000	0	0	0	18	8	14	0	27	380	61
\$ 5,000 - 9,999	9	8	36	23	55	91	152	178	257	19
\$10,000 - 14,999	0	20	83	88	160	178	60	53	111	0
\$15,000 - 19,999	0	111	132	141	115	67	26	30	0	30
\$20,000 - 29,999	57	271	424	175	108	91	5	0	0	24
\$30,000 - 39,999	92	183	145	40	0	0	0	0	0	16
\$40,000 - 49,999	3	35	40	8	0	0	0	0	0	4
\$50,000 - 74,999	26	12	5	0	0	0	0	0	0	0
\$75,000 +	13	0	0	0	0	0	0	0	0	0

-----HOUSING UNITS WITH HOUSEHOLDER OR SPOUSE AGE 60+-----

	HOUSEHOLDER OR SPOUSE AGE 60-64, NEITHER AGE 65 OR OLDER				HOUSEHOLDER OR SPOUSE AGE 65 OR OVER			
	TOTAL UNITS	OWNER OCCUPIED UNITS		RENTER OCCUPIED UNITS	TOTAL UNITS	OWNER OCCUPIED UNITS		RENTER OCCUPIED UNITS
		NUMBER	%			NUMBER	%	
TOTAL (67)	1575	1325	84.1	250	15.9	2353	1893	80.5
LIVE IN ONE FAMILY HOUSE (68)	1121	991	88.4	130	11.6	1556	1338	86.0
LIVE IN MOBILE HOME (69)	331	312	94.3	19	5.7	598	539	90.1
LIVE IN CONDOMINIUM (72)	26	14	53.8	12	46.2	47	26	55.3
LIVE IN 4+ STORY STRUCTURE WITH ELEVATOR (77)	0	0	.0	0	.0	0	0	.0
LACKING COMPLETE PLUMBING (83)	9	9	100.0	0	.0	20	5	25.0
1.01 OR MORE PERSONS PER ROOM (71)	125	111	88.8	14	11.2	115	65	56.5
LACKING COMPLETE PLUMBING AND 1.01 OR MORE PERSONS PER ROOM (70)	0	0	.0	0	.0	5	5	100.0
NO KITCHEN FACILITIES (73)	14	7	50.0	7	50.0	43	28	65.1
NO VEHICLE AVAILABLE (74)	78	29	37.2	49	62.8	304	172	56.6
NO TELEPHONE (75)	50	39	78.0	11	22.0	79	28	35.4
NO CENTRAL HEATING SYSTEM (76)	226	164	72.6	62	27.4	374	271	72.5
NO AIR CONDITIONING (78)	1228	1019	83.0	209	17.0	1789	1428	79.8
MEAN HOUSING UNIT VALUE (79.80)		70846				68853		
MEAN HOUSING UNIT RENT (79.80)				302				261

SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS
HOUSEHOLDERS AGE 65 OR OLDER BY
SELECTED MONTHLY OWNER COSTS (57)

\$		%
< 100	398	36.1
\$100 - 199	358	32.3
\$200 - 299	180	16.3
\$300 - 399	56	5.1
\$400 - 499	69	6.3
\$500 - 749	33	3.0
\$750 +	9	.8

TABLE 1

**CITY OF CARSON
SELECTED POPULATION AND HOUSING CHARACTERISTICS
1980 CENSUS**

No.	Area Neighborhood	Population	Housing Units	Median Income	Median Value Owner-occupied
001	Avalon Manor	1079	320	27,045	79,100
002	Avalon Village	817	214	12,875	66,200
003	Carriage Crest	1339	336	29,615	97,600
004	Carson Dolores	6153	1838	20,269	74,800
005	Carson Estates	6127	1601	24,890	89,500
006	Carson Harbor	793	413	26,544	63,400
007	Centerview	2049	503	29,159	81,800
008	Civic Center	1526	469	25,598	81,700
009	Colony Cove & Stevenson Park	3164	988	25,229	77,500
010	Dominguez Village	3786	1264	19,229	66,400
011	Dominguez Hills Northeast	3170	820	33,913	92,500
012	Dominguez Hills Northwest	4789	1201	30,994	88,000
013	Dominguez Hills Southeast	4536	1167	26,817	89,500
014	Dominguez Hills Southwest	4012	1235	26,470	92,900
015	East of Carson	1253	362	19,561	63,600
016	Figueroa Street South	932	262	24,514	76,600
017	Galaxie West	685	178	27,411	72,700
018	Keystone	1221	310	22,446	65,500
019	Lincoln Village	2249	766	23,321	69,600
020	Moneta Avenue	2840	1011	20,213	84,700
021	Northern Neighborhood	1803	422	25,792	71,900
022	180 Acres	2462	950	21,644	90,600
023	Scottsdale	2473	602	18,775	57,500
024	Thorson Homes	2666	588	22,107	65,400
025	232 Street	1506	394	35,402	109,100
026	232nd Place	1186	287	25,048	66,300
027	238th Place	1090	337	22,241	68,900
028	Victoria Park	3643	843	22,371	67,300
029	West Area	1936	617	20,972	70,700
030	West of Avalon	3295	890	26,600	89,600
031	West Victoria	673	165	30,146	97,400
032	Moine Park	3131	972	21,134	83,800
033	Scott Park	1938	570	20,395	75,600
	Balance of Area	899	364	13,000	64,400
Total		81,221	23,259		

Source: U S Bureau of Census, Neighborhood Statistics Program

slt/024/85

U.C. BERKELEY LIBRARIES



C124903373

